



Presented by:
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Active
R2008519
 Board: V
 Apartment/Condo

1000 5890 BALSAM STREET
 Vancouver West
 Kerrisdale
 V6M 4B9

Residential Attached
\$1,328,000 (LP)
 (SP) **M**



Sold Date:
 Meas. Type: **Feet**
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain:
 Approval Req?:
 Exposure:
 If new, GST/HST inc?:
 Mgmt. Co's Name: **R Jang & Assoc.**
 Mgmt. Co's Phone: **604-738-1010**
 View: **Yes: Airport & Richmond**
 Complex / Subdiv: **Cavendish Court**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Frontage (feet):
 Frontage (metres):
 Bedrooms: **2**
 Bathrooms: **3**
 Full Baths: **2**
 Half Baths: **1**
 Maint. Fee: **\$888.72**

Approx. Year Built: **1990**
 Age: **25**
 Zoning: **RM-3**
 Gross Taxes: **\$3,687.37**
 For Tax Year: **2015**
 Tax Inc. Utilities?: **No**
 P.I.D.: **016-528-484**

Style of Home: **1 Storey, Upper Unit**
 Construction: **Concrete**
 Exterior: **Concrete**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Tar & Gravel**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Garage Underbuilding**
 Locker:
 Dist. to School Bus:
 Total Units in Strata: **10**

Dist. to Public Transit:
 Units in Development: **10**
 Title to Land: **Freehold Strata**
 Seller's Interest: **Estate Sale**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **:**
 Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gas, Hot Water, Management, Snow removal**
 Legal: **PL VAS2747 LT 9 DL 526 LD 36**

Amenities: **Elevator, Garden, In Suite Laundry, Storage**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 13'			x			x
Main	Dining Room	10'6 x 10'			x			x
Main	Kitchen	9'7 x 8'			x			x
Main	Den	12' x 11'			x			x
Main	Master Bedroom	16'6 x 11'6			x			x
Main	Bedroom	11'6 x 10'6			x			x
Main	Laundry	7' x 5'			x			x
Main	Other	9'6 x 7'6			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,586	# of Rooms: 8	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 1	Cats:	Dogs:	3	Main	4	Yes	Pool:
Finished Floor (Total):	1,586 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking			5				Door Height:
Grand Total:	1,586 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **RE/MAX Margaret Leung Realty**

Rarely available Sub-Penthouse in the heart of Kerrisdale at W. 43 and Balsam St. Spectacular 270 degree view. One unit per floor offering total privacy. Large living and dining rooms with windows on South and West sides. 2 bedrooms each with ensuite bathroom plus powder room. Den can be 3rd bedroom. Balcony and enclosed solarium. Big kitchen with eating area. 2 parkings and an oversized private storage room. Walk to shopping, restaurants and Community Centre. One pet allowed. Sold in "as-is" condition.