R2959605 Apartment/Condo

207 1689 E 13TH AVENUE VANCOUVER

Grandview Woodland, V5N 0A5

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built	: 2011	
Frontage (ft):		Bathrooms:	1	Age:	14	
Lot Area:		Full Baths:	1	Zoning:	C-2C	1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,93	
Rear Yard Exp:		Maint. Fee:	452.60	For Tax Year:	2024	
View:	No			P.I.D.:		634-080
Style of Home:	Upper Unit		Parking:	Total: 0 - Covered: (0	
Construction:	Frame - Wood		Covered Parking:	0		
Exterior:	Brick,Other		Parking Access:	Rear		
Foundation:			Parking:	Open		
Rain Screen:	Full		Locker:	No		
Renovations:			Units in Dev:	30 - Total Units in S	Strata: 30	
# of Fireplaces:	0 - Fuel:		Distance to:			
Nater Supply:	City/Municipal		Title to Land:	Freehold Strata		
Fuel/Heating:	Electric		Property Disc:	Yes		
Outdoor Area:	None		PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Hardwood		Fixtures Rmvd:	No		
View:	No					
Mgmt. Company:	ASSOCIA BC - 604-7	14-1536				
	ASSOCIA BC - 604-7 COMMERCIAL DRIVE					
Mgmt. Company: Complex / Subdiv: Services Connected:	COMMERCIAL DRIVE					
Complex / Subdiv:	COMMERCIAL DRIVE Community,Electricity, STRATA LOT 12, PLA	E				
Complex / Subdiv: Services Connected: Legal:	COMMERCIAL DRIVE Community,Electricity, STRATA LOT 12, PLA THE COMMON PROF APPROPRIATE	E Sanitary Sewer,Storm Sewer,Water N BCS4163, DISTRICT LOT 264A,				
Complex / Subdiv: Services Connected:	COMMERCIAL DRIVE Community,Electricity, STRATA LOT 12, PLA THE COMMON PROF APPROPRIATE Bike Room,Elevator,In	E Sanitary Sewer,Storm Sewer,Water N BCS4163, DISTRICT LOT 264A, PERTY IN PROPORTION TO THE U N Suite Laundry,Storage	INIT ENTITLEMENT OF THE S			
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Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Main): Finished Floor (Below):	COMMERCIAL DRIVE Community,Electricity, STRATA LOT 12, PLA THE COMMON PROF APPROPRIATE Bike Room,Elevator,In Central Location,Lane ClthWsh/Dryr/Frdg/St Pets Allowed Saba Realty Ltd. Type Kitchen Dining Room Living Room Living Room Primary Bedroom Solarium Storage 750 sqft 0 sqft 0 sqft	E Sanitary Sewer,Storm Sewer,Water N BCS4163, DISTRICT LOT 264A, PERTY IN PROPORTION TO THE U a Suite Laundry,Storage e Access,Recreation Nearby,Shoppin ve/DW Dimensions 8'9 × 7'9 11'8 × 6'7 11'8 × 11'6 12'6 × 9'8 10'5 × 5'8 5'10 × 4' # Of Rooms: # Of Kitchens:	INIT ENTITLEMENT OF THE S	Type Bathroom Floor	N ON FORM 1 C	Sions
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The Fusion quality built boutique building (only 30 units) nestled in one of Vancouver's best neighborhoods of COMMERCIAL DRIVE. This spacious sundrenched with morning sunshine one-bedroom condo home showcases 750 sq.ft. of living space, with beautiful dark wood floors, an open living room & dining room floor plan, stylish gourmet kitchen with stainless steel appliances and granite counter tops. Master bedroom is very spacious with a luxurious 3 piece ensuite complete with Kohler fixtures and marble countertops. This home has in-suite laundry with a large storage room. FANTASTIC location just a few to blocks to John Hendry Park, Trout Lake Community Centre, Skytrain stations, Buses and minutes to downtown & Commercial Drive's famous Café's, Shops and Restaurants, Don't miss this one!!

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