



Presented by:  
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**Active** **204 3028 ARBUTUS STREET** Residential Attached  
 R2140068 Vancouver West **\$949,000 (LP)**  
 Board: V Kitsilano (SP) M  
 Apartment/Condo V6J 3Z2



Sold Date: Frontage (feet): Original Price: **\$949,000**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2015**  
 Depth / Size (ft.): Bedrooms: **2** Age: **2**  
 Lot Area (sq.ft.): Bathrooms: **2** Zoning: **C-2**  
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$2,443.89**  
 Approval Req?: **No** Half Baths: **0** For Tax Year: **2016**  
 Exposure: Maint. Fee: **\$0.00** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **029-417-945**  
 Mgmt. Co's Name: **PACIFIC DAWN** Tour:  
 Mgmt. Co's Phone: **604-683-8843**  
 View: **No :**  
 Complex / Subdiv: **LA VISTA**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Corner Unit** Total Parking: **1** Covered Parking: **1** Parking Access: **Lane, Side**  
 Construction: **Concrete, Frame - Metal** Parking: **Garage Underbuilding**  
 Exterior: Locker: **Y**  
 Foundation: **Concrete Slab** Reno. Year: Dist. to Public Transit: **1**  
 Rain Screen: **Full** R.I. Plumbing: Units in Development: **13** Dist. to School Bus:  
 Renovations: R.I. Fireplaces: Title to Land: **Freehold Strata** Total Units in Strata: **16**  
 Water Supply: **City/Municipal** # of Fireplaces: **0**  
 Fireplace Fuel: Property Disc.: **Yes**  
 Fuel/Heating: **Electric, Forced Air** Fixtures Leased: **No :**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)** Fixtures Rmvd: **No :**  
 Type of Roof: Floor Finish: **Hardwood, Tile**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Snow removal**  
 Legal: **PL EPS2222 LT 7 DL 526 LD 36**

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

Site Influences: **Central Location, Shopping Nearby**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Microwave, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 9'4			x			x
Main	Dining Room	4'11 x 11'			x			x
Main	Kitchen	8'2 x 10'4			x			x
Main	Master Bedroom	10'9 x 10'			x			x
Main	Bedroom	9'4 x 10'			x			x
Main	Den	5'1 x 10'11			x			x
Main	Flex Room	4'10 x 4'5			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>884</b>	# of Rooms:	<b>7</b>	# of Kitchens:	<b>1</b>	# of Levels:	<b>1</b>	Bath	<b>1</b>	Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>Yes</b>	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:		Restricted Age:		2	<b>Main</b>	<b>4</b>	<b>No</b>							
Finished Floor (Below):	<b>0</b>	# of Pets:		Cats:		Dogs:										
Finished Floor (Basement):	<b>0</b>	# or % of Rentals Allowed:		Bylaw Restrict:	<b>Pets Allowed, Rentals Allowed</b>	3										
Finished Floor (Total):	<b>884 sq. ft.</b>					4										
Unfinished Floor:	<b>0</b>					5										
Grand Total:	<b>884 sq. ft.</b>	Basement:	<b>None</b>			6										
						7										

Listing Broker(s): **Oakwyn Realty Ltd.**

**LA VISTA on ARBUTUS is a boutique building of only 13 units, located on Arbutus & West 14th Ave. This 2 bedroom & 2 bathroom corner SE unit with den and flex space features concrete & steel construction with Arristcraft Sandstone exterior, large outdoor patio, contemporary designs including engineered wood floor; wool-blend carpet in bedrooms; European inspired kitchen with SS Bosch appliances, Gas cooktop, Caesar stone countertop with island & full height backsplash, wood cabinets with soft close hardware; Kohler bathroom fixtures w/ Nu-heat flooring; dedicated Air Con/Heat system; Bosch stacking washer/dryer; Roller blinds & B.I. Alarm System. Includes 1 secure Parking, 1 storage locker & common bike room. Great for investors & downsizers. Strata Fee TRD.**