



Presented by:
Melanie Chow PREC*

Oakwyn Realty Ltd.
Phone: 604-839-3231
www.melaniechow.ca
info@melaniechow.ca



OAKWYN REALTY

Active
R2168907
Board: V
Apartment/Condo

209 2239 KINGSWAY STREET

Vancouver East
Victoria VE
V5N 0E5

Residential Attached

\$749,000 (LP)
(SP)



Sold Date: Frontage (feet): Original Price: **\$749,000**
Meas. Type: Frontage (metres): Approx. Year Built: **2011**
Depth / Size (ft.): Bedrooms: **2** Age: **6**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **C-2**
Flood Plain: Full Baths: **2** Gross Taxes: **\$1,370.73**
Approval Req?: Half Baths: **0** For Tax Year: **2016**
Exposure: Maint. Fee: **\$286.31** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **028-486-919**
Mgmt. Co's Name: **FAIRFAX MANAGEMENT** Tour:
Mgmt. Co's Phone: **604-215-9222**
View: :
Complex / Subdiv:
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: Inside Unit	Total Parking: 1 Covered Parking: 1 Parking Access: Rear
Construction: Frame - Wood	Parking: Garage; Underground
Exterior: Brick, Mixed	Locker: N
Foundation: Concrete Perimeter	Dist. to Public Transit: CLOSE
Rain Screen: Full	Units in Development: 119
Renovations:	Title to Land: Freehold Strata
Water Supply: City/Municipal	Reno. Year:
Fireplace Fuel:	R.I. Plumbing:
Fuel/Heating: Baseboard, Electric	R.I. Fireplaces:
Outdoor Area: None	# of Fireplaces: 0
Type of Roof: Other, Tar & Gravel	Property Disc.: Yes
	Fixtures Leased: :
	Fixtures Rmvd: :
	Floor Finish: Laminate, Mixed, Tile

Maint Fee Inc: **Garbage Pickup, Hot Water, Management**
Legal: **SL 45 DL 393 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCS4034 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
Amenities: **Bike Room, Elevator, In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	9'0 x 13'10			x			x
Main	Bedroom	9'0 x 11'2			x			x
Main	Den	6'6 x 7'3			x			x
Main	Living Room	13'0 x 13'9			x			x
Main	Dining Room	10'5 x 7'11			x			x
Main	Kitchen	8'5 x 8'4			x			x
Main	Foyer	5'6 x 4'11			x			x
Main	Walk-In Closet	7'4 x 4'11			x			x
Main	Storage	7'4 x 4'6			x			x
		x			x			

Finished Floor (Main): 938	# of Rooms: 9	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 938 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 938 sq. ft.				7				
				8				

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

Amazing CENTRAL LOCATION and MOVE-IN READY! This 2 bedroom 2 full bathroom + den, features stainless steel appliances, granite counter tops, double french door fridge, well maintained laminate flooring and carpet in the bedrooms and Italian Painsi Shower system with body jets. Easy access to Downtown, Burnaby, Richmond, shopping, restaurants, cafes and 13 minutes walk to Nanaimo skytrain station. Great for first time buyers, families, singles, or investors! First open house May 27th and 28th from 2-4pm. Don't miss this opportunity to own!