

Presented by:  
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Vancouver East, Renfrew VE Residential Attached  
**MLS# V779161** **Active**  
**# 104 2528 E BROADWAY BB, V5M 4T9**



List Price: **\$245,000** Previous Price:

Subdiv/Complex:

Frontage:	Approx Yr Blt: <b>1994</b>	PID: <b>018-876-099</b>
Depth/Size:	Age at List Date <b>15</b>	Type: <b>Apartment Unit</b>
Lot SqFt: <b>0</b>	Bedrooms: <b>2</b>	Zoning: <b>STRATA</b>
Exposure:	Bathrooms: <b>2</b>	Taxes: <b>\$575 (2009)</b>
Stories in Bldg:	Full Baths: <b>2</b>	Gst Incl:
Flood Plain:	Half Baths: <b>0</b>	Apprvl Reqd:
Meas. Type: <b>Feet</b>	Tax Incl Utilities: <b>No</b>	
Fixtures Lsd:		
Fixt Removed:		
View:		

Style of Home: <b>Inside Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>
Construction: <b>Frame - Wood</b>	Parking Stall #: <b>73</b>	Parking Stall Owned:
Foundation: <b>Concrete Perimeter</b>	Parking Access:	
Exterior: <b>Stucco, Wood</b>	Parking Facilities: <b>Garage; Underground</b>	
Rain Screen:	R/I Plumbing:	
Type of Roof: <b>Other</b>	Reno Year:	Dist to Public Trans:
Renovations:	Locker: <b>Yes</b>	Dist to School/Bus:
Flooring:	Possession:	Total Units in Strata:
Water Supply: <b>City/Municipal</b>	Title to Land: <b>Freehold Strata</b>	Locker #: <b>157</b>
Heat/Fuel: <b>Baseboard, Electric</b>	Seller's Interest: <b>Registered Owner</b>	
No. of Fireplaces: <b>0</b>	Mortgage Info: <b>\$0</b>	
Fireplace Fuel:	Property Disclosure: <b>Y</b>	
Outdoor Area: <b>Patio(s)</b>	Bylaw Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>	
Mngmt Co: <b>KYLE PROPERTIES</b>		
Mngmt Ph: <b>604-732-5263</b>	Maint Fee: <b>\$279.25</b>	

Maint Charge Incl: **Caretaker, Gardening, Hot Water, Management**

Legal: **LMS 1509 LT 86 DL THSL LD 36 SECTION 34 S W QTR**  
 Amenities: **In Suite Laundry, Pool; Outdoor, Storage**  
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings**

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	10'6 X 10'						
Main F.	Kitchen	10'6 X 9'6						
Main F.	Master Bedroom	12'6 X 9'2						
Main F.	Bedroom	9'9 X 8'3						
Main F.	Dining	8'2 X 7'9						
Main F.	Entrance Hall	7'3 X 5'9						

<b>Floor Area (SqFt):</b>	Total # Rooms: <b>6</b>	<b>Bathrooms:</b>
Finished Floor Area Main: <b>861</b>	Finished Levels: <b>1</b>	1 <b>4 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Up: <b>0</b>	Basement Area: <b>None</b>	2 <b>3 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Down: <b>0</b>		3
Finished Floor Area Bsmt: <b>0</b>	Bsmt Height:	4
Total Finished Floor Area: <b>861</b>	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: <b>0</b>	# or % Rentals:	7
Grand Total Floor Area: <b>861</b>		8

Listing Broker(s): **(1) RE/MAX Westcoast**

**Extensively renovated 861 SF 2 bed 2 bath courtyard facing 14 yr new apartment in convenient Broadway & Renfrew. Walk to skytrain, bus, Van Tech, shopping. Gated parking & locker. Sunny patio. Seller pays assessment. Much better than rent. Priced for immediate sale. View listing agent's website for interior photo. Rare opportunity.**