

Active

R2517062

Board: V , Attached

Apartment/Condo

201 1981 Highbury Street

Vancouver West

Point Grey

V6R 0C2

\$2,997,000 (LP)

(SP)

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DOM: 42

Prev. Price: \$0

Meas. Type: Feet

Depth/Size:

Sq. Footage: 0.00

Flood Plain:

Exposure:

If new, GST/HST inc?:

P.I.D.: 029-692-130

View:

Mgmt. Co's Name: Royal LePage Westside

Complex / Subdiv: Highbury Residences

Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Sewer Type: City/Municipal

List Date: 11/12/2020

Original Price: \$2,997,000

Frontage (feet):

Frontage (metres):

Bedrooms: 3

Bathrooms: 3

Full Baths: 3

Half Baths: 0

Council Apprv?:

Approx. Year Built: 2015

Age: 5

Zoning: RM-3A

Gross Taxes: \$8,627.83

For Tax Year: 2020

Tax Inc. Utilities?:

Maint. Fee: \$1,254.89

Tour:

Mgmt. Co #: 604-263-8800

Style of Home: Corner Unit

Construction: Concrete

Exterior: Mixed, Other, Stone

Foundation: Concrete Perimeter

Rain Screen:

Renovations:

Water Supply: City/Municipal

Fireplace Fuel: Gas - Natural

Fuel/Heating: Natural Gas, Radiant

Outdoor Area: Balcony(s)

Type of Roof: Other

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

of Fireplaces: 1

Metered Water:

Total Parking: 2

Covered Parking: 2

Parking Access: Lane, Rear

Parking: Garage; Underground

Locker: Yes

Dist. to Public Transit: steps

Units in Development: 6

Title to Land: Freehold Strata

Seller's Interest: Registered Owner

Property Disc.: Yes:

Fixtures Leased: :

Fixtures Rmvd: :

Floor Finish: Hardwood, Tile, Wall/Wall/Mixed

Maint Fee Inc: Garbage Pickup, Gardening, Gas, Management, Snow removal

Legal: STRATA LOT 3 DISTRICT LOT 538 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS3114 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS

Amenities: Air Cond./Central, Bike Room, Elevator, Garden, In Suite Laundry, Storage

Site Influences: Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Humidifier, Microwave, Pantry

Municipal Charges

Garbage:

Water:

Dyking:

Sewer:

Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'9 x 10'5	Main	Bedroom	10'8 x 12'8			x
Main	Den	9'0 x 8'9	Main	Master Bedroom	13'7 x 19'1			x
Main	Living Room	16'9 x 19'0	Main	Walk-In Closet	7'10 x 15'2			x
Main	Dining Room	14'11 x 14'6			x			x
Main	Kitchen	18'8 x 11'0			x			x
Main	Pantry	4'7 x 6'2			x			x
Main	Flex Room	4'2 x 9'1			x			x
Main	Laundry	9'7 x 5'9			x			x
Main	Media Room	10'4 x 15'1			x			x
Main	Bedroom	9'9 x 12'7			x			x

Finished Floor (Main): 2,453	# of Rooms: 13	# of Kitchens: 1	# of Levels: 1	Bath 1	Floor Main	# of Pieces 5	Ensuite? Yes	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Door Ht:
Finished Floor (Above): 0	Crawl/Bsmt. Height:			2	Main	3	Yes	
Finished Floor (Below): 0	Restricted Age:			3	Main	4	No	
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	4				
Finished Floor (Total): 2,453 sq. ft.	# or % of Rentals Allowed:			5				
Unfinished Floor: 0	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			6				
Grand Total: 2,453 sq. ft.	Basement: None			7				
				8				

List Broker 1: RE/MAX Select Properties - Office: 604-737-8865

List Desig Agt 1: Patrick Weeks PREC* - Phone: 604-737-8865

List Desig Agt 2:

Sell Broker 1:

Sell Sales Rep 1:

Owner: **Privacy Protected** IZZAM AHAMED & ELNAZ AHAMED

Commission: 3.255% ON THE FIRST \$100,000 AND 1.1625% ON THE BALANCE

List Broker 2:

patrick@patrickweeks.ca

3:

2:

3:

Occupancy: Vacant

Appointments: Touchbase

Call:

Phone: 604-737-8865

Realtor

Remarks:

Measurements are approximate and as per attached floor plan, buyer to verify if important. Open House (by appointment only): Sat. Nov 14 & Sun. Nov 15 - 1:00 to 2:00 p.m.

Highbury Residences by Southstreet Dev. is a Georgia Award winning collection of 6 exclusive residences in the West Point Grey. Built by Urban One, this boutique concrete development feat. a sophisticated design aesthetic including open floor plans, 9' ceilings, h/w floors, marble entryway, limestone fireplace, radiant heating. Luxe kitchen w/ Miele, Liebherr & Blomberg appl, custom cabinetry. This 2453 sq ft 1 level floorplan feat. spacious open living, kitchen, dining & great room area + 3 beds, 3 baths, office, massive WIC & media room. Imagine the luxury of being able to walk everywhere. Just a stone's throw away from the beach, Jericho Tennis Club, Royal Van Yacht Club, UBC, Pacific Spirit Park, & future transit line. 2 side by side parking & 1 locker. Open by appt: Nov 14 & 15 1-2 pm

REA Full Realtor

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