



Presented by:

**Kelly Golby**

TRG-The Residential Group Rlty

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**Sold**  
**R2133241**Board: V  
Apartment/Condo**2C 2775 FIR STREET**Vancouver West  
Fairview VW  
V6J 3C2

Residential Attached

**\$650,000** (LP)**\$715,000** (SP) Sold Date: **1/31/2017**

Meas. Type:

Depth / Size (ft.):

Lot Area (sq.ft.): **0.00**Flood Plain: **No**Approval Req?: **No**Exposure: **South**

If new, GST/HST inc?:

Mgmt. Co's Name: **DORSETT REALTY**Mgmt. Co's Phone: **604-270-1711**View: **:**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Frontage (feet):

Frontage (metres):

Bedrooms: **2**Bathrooms: **2**Full Baths: **2**Half Baths: **0**Maint. Fee: **\$388.98**Original Price: **\$650,000**Approx. Year Built: **1988**Age: **29**Zoning: **RM 3**Gross Taxes: **\$1,440.38**For Tax Year: **2016**Tax Inc. Utilities?: **No**P.I.D.: **003-825-230**

Tour:

Style of Home: **Corner Unit, Upper Unit**  
 Construction: **Brick, Concrete, Frame - Wood**  
 Exterior: **Brick, Metal, Stucco**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: **Completely**  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Baseboard, Electric, Natural Gas**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Tar & Gravel**

Reno. Year: **2016**R.I. Plumbing: **No**

R.I. Fireplaces:

# of Fireplaces: **1**Total Parking: **1** Covered Parking: **1**Parking: **Garage Underbuilding**Parking Access: **Rear**Locker: **Y**

Dist. to School Bus:

Total Units in Strata: **17**

Dist. to Public Transit:

Units in Development: **17**Title to Land: **Freehold Strata**Property Disc.: **Yes**Fixtures Leased: **No**Fixtures Rmvd: **Yes: MOUNTED TV AND BRACKET**Floor Finish: **Hardwood, Tile**Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Sewer**Legal: **PL VAS1654 LT 8 DL 526 LD 36 THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE SL AS SHOWN ON FORM I OR V, AS APPROPRIATE**Amenities: **Elevator, Garden, In Suite Laundry, Storage, Wheelchair Access**Site Influences: **Central Location, Lane Access, Paved Road, Recreation Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave**

| Floor | Type           | Dimensions   | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|------|------------|-------|------|------------|
| Main  | Living Room    | 12'8 x 11'11 |       |      | x          |       |      | x          |
| Main  | Dining Room    | 10'3 x 7'7   |       |      | x          |       |      | x          |
| Main  | Bedroom        | 10'9 x 10'5  |       |      | x          |       |      | x          |
| Main  | Master Bedroom | 16'1 x 10'4  |       |      | x          |       |      | x          |
| Main  | Kitchen        | 8'5 x 7'     |       |      | x          |       |      | x          |
|       |                | x            |       |      | x          |       |      | x          |
|       |                | x            |       |      | x          |       |      | x          |
|       |                | x            |       |      | x          |       |      | x          |
|       |                | x            |       |      | x          |       |      | x          |
|       |                | x            |       |      | x          |       |      | x          |

|                            |                    |                            |                                      |                |          |              |          |      |       |             |            |                |
|----------------------------|--------------------|----------------------------|--------------------------------------|----------------|----------|--------------|----------|------|-------|-------------|------------|----------------|
| Finished Floor (Main):     | <b>898</b>         | # of Rooms:                | <b>5</b>                             | # of Kitchens: | <b>1</b> | # of Levels: | <b>1</b> | Bath | Floor | # of Pieces | Ensuite?   | Outbuildings   |
| Finished Floor (Above):    | <b>0</b>           | Crawl/Bsmt. Height:        |                                      |                |          |              |          | 1    | Main  | <b>4</b>    | <b>Yes</b> | Barn:          |
| Finished Floor (Below):    | <b>0</b>           | Restricted Age:            |                                      |                |          |              |          | 2    | Main  | <b>3</b>    | <b>No</b>  | Workshop/Shed: |
| Finished Floor (Basement): | <b>0</b>           | # of Pets:                 |                                      | Cats:          |          | Dogs:        |          | 3    |       |             |            | Pool:          |
| Finished Floor (Total):    | <b>898 sq. ft.</b> | # or % of Rentals Allowed: |                                      |                |          |              |          | 4    |       |             |            | Garage Sz:     |
|                            |                    | Bylaw Restrict:            | <b>Pets Allowed w/Rest., Rentals</b> |                |          |              |          | 5    |       |             |            | Door Height:   |
| Unfinished Floor:          | <b>0</b>           | <b>Allwd w/Restrctns</b>   |                                      |                |          |              |          | 6    |       |             |            |                |
| Grand Total:               | <b>898 sq. ft.</b> | Basement:                  | <b>None</b>                          |                |          |              |          | 7    |       |             |            |                |
|                            |                    |                            |                                      |                |          |              |          | 8    |       |             |            |                |

Listing Broker(s): **TRG-The Residential Group Rlty**

**Live in vibrant South Granville in this spacious 2 bed, 2 full bath and open concept unit. Fully renovated kitchen with stainless steel appliances & quartz counter tops. Hand scraped walnut engineered hardwood floors, California closets, new washer & dryer, stone gas fireplace with reclaimed mantel and a good sized patio. Huge master bedroom easily fits a king sized bed & fully renovated en-suite bathroom. 2nd bedroom is also large with 2 closets and bright open feel with another fully renovated 3 piece bathroom across the hall. Building is immaculately maintained with a very proactive strata. Rain screened (2005) and re-piped (2016). 1 parking, 1 storage locker. Price to sell! Open House Saturday January 28, 12pm - 3pm and Sunday January 29, 1pm - 4pm.**