



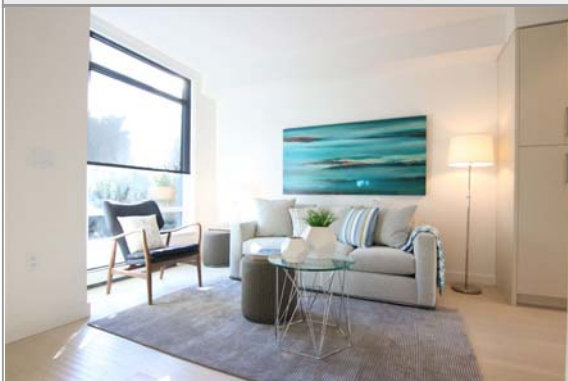
Presented by:
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Active
R2140920
 Board: V
 Townhouse

4 593 W KING EDWARD AVENUE
 Vancouver West
 Cambie
 V5Z 2C4

Residential Attached
\$1,728,000 (LP)
 (SP)



Sold Date: Frontage (feet): Original Price: **\$1,828,000**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2017**
 Depth / Size (ft.): Bedrooms: **3** Age: **0**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD-1**
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$0.00**
 Approval Req?: **No** Half Baths: **1** For Tax Year: **2017**
 Exposure: Maint. Fee: **\$406.10** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **030-002-435**
 Mgmt. Co's Name: **SUTTON SELECT PROPERTY MGMT** Tour:
 Mgmt. Co's Phone: **778-329-9966**
 View: **Yes: MOUNTAINS & D/T FROM TOP PATIO**
 Complex / Subdiv: **KING EDWARD GREEN**
 Services Connected: **Community, Electricity, Natural Gas, Storm Sewer, Water**

Style of Home: **3 Storey, Inside Unit**
 Construction: **Brick, Concrete, Frame - Wood**
 Exterior: **Aluminum, Brick, Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Full**
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **None**
 Fuel/Heating: **Baseboard**
 Outdoor Area: **Balcony(s) Patio(s) Dck(s)**
 Type of Roof: **Torch-On**

Reno. Year:
 R.I. Plumbing: **No**
 R.I. Fireplaces:
 # of Fireplaces: **0**

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Garage Underbuilding**
 Locker: **N**
 Dist. to Public Transit: **1**
 Units in Development: **18** Dist. to School Bus: **1**
 Title to Land: **Freehold Strata** Total Units in Strata: **18**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Water**
 Legal: **SL 4 BLK 660 DL 526 GRP 1 NEW WESTMINSTER DISTRICT STRATA PL EPS 3559**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Lane Access, Paved Road, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Smoke Alarm, Sprinkler - Fire**

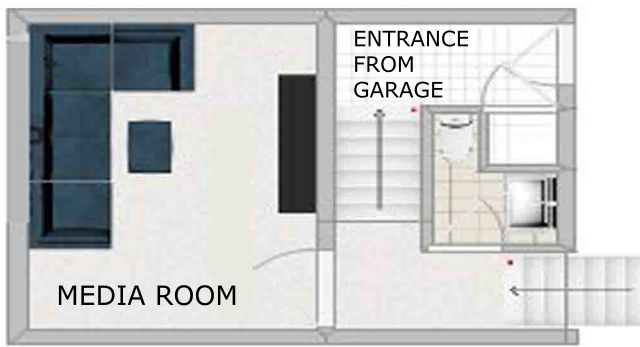
Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	8'4 x 12'3			x			x
Main	Kitchen	10'8 x 11'			x			x
Main	Living Room	12'3 x 13'10			x			x
Above	Bedroom	11'7 x 10'6			x			x
Above	Bedroom	11'1 x 11'8			x			x
Above	Laundry	3' x 4'			x			x
Above	Master Bedroom	13'11 x 10'7			x			x
Above	Walk-In Closet	4'10 x 9'4			x			x
Below	Media Room	11' x 13'6			x			
Below	Foyer	9'12 x 3'4			x			

Finished Floor (Main):	476	# of Rooms: 10	# of Kitchens: 1	# of Levels: 4	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	880	Crawl/Bsmt. Height:			1	Below	2	No	Barn:
Finished Floor (Below):	332	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Above	4	Yes	Pool:
Finished Floor (Total):	1,688 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Grand Total:	1,688 sq. ft.	Basement: Fully Finished, Separate Entry			6				
					7				
					8				

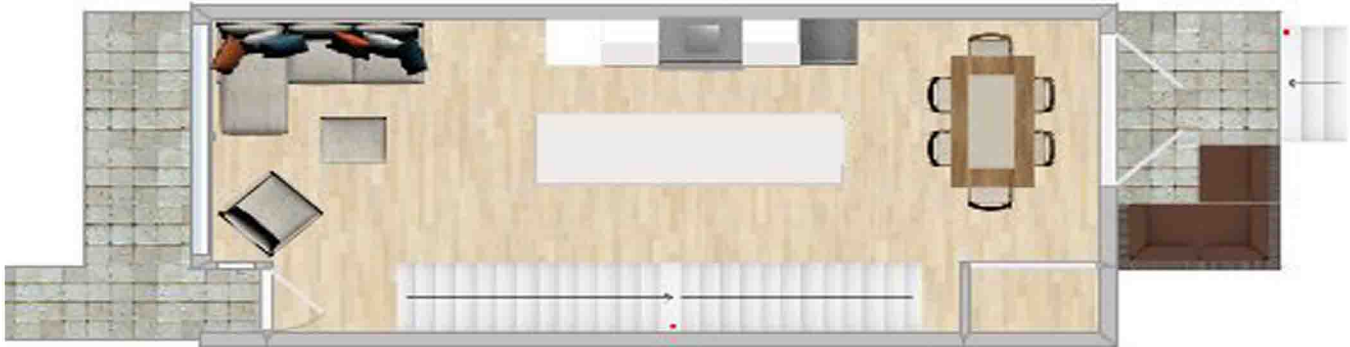
Listing Broker(s): **TRG-The Residential Group Rlty**

Location!! In the heart of the Cambie Corridor is the King Edward Green - An executive townhome residence with a contemporary brick exterior located next door to the heritage 'James Residences' (Hobbit House). This 3 bed & 3 bath home is luxuriously equipped with a high end designer kitchen with European appliances, such as Bertazzoni & Fhiaba, Grohe faucets, contemporary cabinetry & appliances integrated with matt lacquer paneling. A large island is the center piece surrounded by ultra wide & durable oak floors. Whirlpool washer & dryer, Bloomberg dishwasher & a Panasonic microwave round out the appliances. The top floor master offers a large walk in closet, well appointed ensuite & gorgeous view. The lower level features a media room, bathroom and access to the parking garage. NO GST.

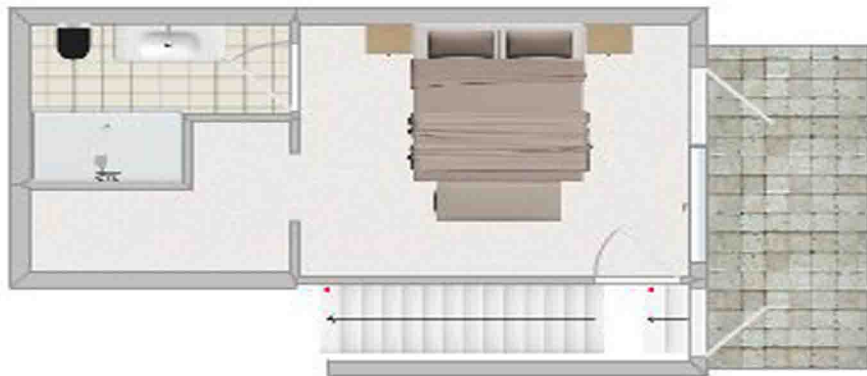
LOWER LEVEL: 332 SQFT



MAIN FLOOR: 476 SQFT



TOP FLOOR: 404 SQFT



SECOND FLOOR: 476 SQFT



MEASUREMENTS ARE APPROXIMATE AND SHOULD BE VERIFIED.