



Presented by:
Kelly Golby
 TRG The Residential Group Realty
 Phone: 604-218-5504
 kelly@kellygolby.com



Active
R2436730
 Board: V
 Townhouse

928 WESTBURY WALK
 Vancouver West
 South Cambie
 V6P 6Z5

Residential Attached
\$1,850,000 (LP)
 (SP)



Sold Date:	Frontage (feet):	Original Price: \$1,850,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 2004
Depth / Size (ft.):	Bedrooms: 4	Age: 16
Lot Area (sq.ft.): 0.00	Bathrooms: 4	Zoning: CD-1
Flood Plain: No	Full Baths: 3	Gross Taxes: \$5,324.66
Council Apprv?: No	Half Baths: 1	For Tax Year: 2019
Exposure: South	Maint. Fee: \$518.78	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 025-937-502
Mgmt. Co's Name: WYNFORD GROUP		Tour:
Mgmt. Co's Phone: 604-261-0285		
View: No :		
Complex / Subdiv: CHURCHILL GARDENS		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: 3 Storey	Total Parking: 2	Covered Parking: 2	Parking Access: Rear
Construction: Frame - Wood	Parking: Garage; Double, Visitor Parking		
Exterior: Fibre Cement Board, Wood			Locker:
Foundation: Concrete Slab	Dist. to Public Transit: 1 BLK		Dist. to School Bus: 1 BLK
Rain Screen:	Units in Development: 123		Total Units in Strata: 123
Renovations: Completely	Title to Land: Freehold Strata		
Water Supply: City/Municipal	Property Disc.: No		
Fireplace Fuel: Gas - Natural	Fixtures Leased: No :		
Fuel/Heating: Electric, Forced Air	Fixtures Rmvd: No :		
Outdoor Area: Balcony(s)	Floor Finish: Hardwood, Tile		
Type of Roof: Asphalt			

Maint Fee Inc: **Garbage Pickup, Gardening, Management**
 Legal: **STRATA LOT 65, PLAN BCS449, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
 Amenities: **Air Cond./Central, In Suite Laundry, Storage**

Site Influences: **Central Location, Golf Course Nearby, Paved Road, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions		
Below	Bedroom	18'6 x 11'9			x			x		
Main	Dining Room	11'3 x 8'			x			x		
Main	Living Room	19'3 x 16'5			x			x		
Main	Kitchen	17'6 x 8'11			x			x		
Main	Family Room	12'4 x 10'4			x			x		
Above	Master Bedroom	13'5 x 12'10			x			x		
Above	Walk-In Closet	7'6 x 6'3			x			x		
Above	Bedroom	10' x 9'8			x			x		
Above	Bedroom	11'10 x 9'			x			x		
		x			x			x		
Finished Floor (Main): 846			# of Rooms: 9 # of Kitchens: 1 # of Levels: 3			Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 846			Crawl/Bsmt. Height:			1	Below	3	No	Barn:
Finished Floor (Below): 425			Restricted Age:			2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement): 0			# of Pets: 2 Cats: Yes Dogs: Yes			3	Above	4	Yes	Pool:
Finished Floor (Total): 2,117 sq. ft.			# or % of Rentals Allowed:			4	Above	4	No	Garage Sz: 20'7 X
			Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor: 0						6				
Grand Total: 2,117 sq. ft.			Basement: None			7				
						8				

Listing Broker(s): **TRG The Residential Group Realty**

Lots of natural light fill this 3 level, end unit Townhouse. It has been completely renovated to the highest standards adding A/C, custom doors, lighting, blinds, mill work, cabinets and a new boiler. Balconies on the North and South side of the unit provide good outdoor space with quiet exposures. Three bedrooms on the top floor include a large Master having an opulent on suite. The lower level provides a full bathroom and a large fourth bedroom or recreation room and access to an oversized garage with plenty of storage. Great opportunity to own near the new Oakridge Center development along with great access to schools Sir Wilfrid Laurier, Dr Annie B Jamieson and Sir Winston Churchill.