

# 5 - 877 W 7<sup>th</sup> Avenue

**Offered at \$398,000**

**Fully Rainscreened in 2001**

**Annual Envelope Maintenance review** to maintain the integrity of the complex. It was done in the fall and any minor repairs will take place this spring

The Complex continually completes all work needed out of the **regular monthly maintenance fees**.

**Strata fees only \$143** due to it being a Townhouse complex so no common areas, lobby or elevator to service.

A retired owner **who lives across the courtyard acts as Caretaker** and has duties such as power washing decks, which will be done soon, light gardening etc. He keeps himself busy outside which adds to the security of the complex.

This Strata owns a **1 bedroom guest suite** which you can rent for **\$45 per night** for visitors. It sleeps 4 people. It has a small kitchen and bathroom with a shower.

**½ block** to the overpass to the Seawall and Granville Island, Starbucks and the grocery store.

**Extra large storage** locker and **1 secure underground parking** spot. Street Parking Permits available for a low cost from the City.

**2 pets OK, this is great for resale purposes, many people that have 2 dogs prefer Townhomes.**

**Rentals allowed for up to 2 years**, 4 allowed, currently only 1 rented. This allows owners to live here but if they want to travel or have a job transfer and don't want to sell they can keep their unit until they return.

Beautifully **renovated** Kitchen and Bathroom 1 year ago by **professional contractor**.

**Genuine hardwood** floors which enables you to sand them down and stain them the colour of your choice.

**Safe, friendly** complex, **no street noise** with a **great courtyard view, large west facing patio**, lots of après work **sunshine** to enjoy your BBQ



**RE/MAX**

Crest Realty (Westside)

Independently Owned and Operated

Direct 604.833.5625  
Office 604.732.1336 Fax 604.732.0012  
3215 Macdonald Street, Vancouver BC V6L 2N2