

#215 - 444 West 49th Avenue Hot entry level price in premium Vancouver West!



Price: \$469,000 2013 Gross Taxes: \$1,287 Maintenance Fee: \$381.79
Strata Plan Square Footage: 1,236 sq ft Built: 1979 MLS# V1024338

Luxury SPACE urban living in premium Cambie! Walk to Oakridge Centre, Langara College, Langara Family YMCA, Langara Golf Course, 49th & Cambie SkyTrain on the Canada Line - all within easy access to Downtown! Unbeatable value at renown Wintergreen Place! Open plan with large main rooms, gourmet kitchen with spacious Eating Area, separate dining area, 2 bedrooms, 4 piece main bathroom plus 4 piece ensuite, and superb enclosed solarium with green outlook (not included in total sf) which could be perfect flex space for office/den or dual use! Excellent natural light from large picture windows, in-suite laundry and one secure underground parking and one storage locker.

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Vancouver West, South Cambie

MLS# V1024338

Residential Attached

215 444 W 49TH AV, V5Y 3V4

Active

1 / 9



List Price: **\$469,000**

Previous Price:

Subdiv/Complex: **WINTERGREEN PLACE**

Frontage:

Approx Yr Blt: **1979**

PID: **005-627-907**

Depth/Size:

Type: **Apartment/Condo**

Lot SqFt: **0**

Age at List Date: **34**

Zoning: **CD1**

Exposure:

Bedrooms: **2**

Taxes: **\$1,287 (2013)**

Stories in Bldg:

Bathrooms: **2**

If New GST/HST Incl:

Flood Plain:

Full Baths: **2**

Tax Incl Utilities: **No**

Meas. Type:

Half Baths: **0**

Apprvl Req'd:

Fixtures Lsd: **N**

Fixt Removed: **N**

View: **N**

Style of Home:

Inside Unit

Total Parking: **1**

Covered Parking: **1**

Construction:

Frame - Wood

Parking Access:

Parking Facilities: **Garage; Underground**

Foundation:

Concrete Perimeter

Exterior:

Mixed, Wood

R/I Plumbing:

Rain Screen:

Other

Dist to Public Trans: **1/2 BLK**

Dist to School/Bus:

Type of Roof:

Other

Reno Year:

Units in Development:

Total Units in Strata:

Renovations:

Wall/Wall/Mixed

Locker:

TBA

Flooring:

City/Municipal

Possession:

Freehold Strata

Water Supply:

Baseboard, Electric

Title to Land:

Registered Owner

Heat/Fuel:

0

R/I Fireplaces:

Seller's Interest:

\$0 / Treat as Clear Title

No. of Fireplaces:

None

Mortgage Info:

Fireplace Fuel:

Balcony(s)

Property Disclosure: **Y**

Bylaw Restrictions: **Pets Not Allowed, Rentals Not Allowed**

Outdoor Area:

Mngmt Co:

COLYVAN PACIFIC

Mngmt Ph:

604-683-8399

Maint Fee: **\$381.79**

Maint Charge Incl: **Caretaker, Gardening, Garbage Pickup, Hot Water, Management**

Legal:

PL VAS663 LT 31 DL 526 LD 36 IN PROPORTION TO THE UNIT ENTITLEMENT OF THE

Amenities:

Elevator, In Suite Laundry, Pool; Indoor

Features Incl:

Clothes Washer/Dryer/Fridge/Stove/DW, Microwave

Site Influences:

Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|---------|----------------|------------|-------|------|------------|-------|------|------------|
| Main F. | Living Room | 15' X 14' | | | | | | |
| Main F. | Dining | 11' X 9' | | | | | | |
| Main F. | Kitchen | 11' X 10' | | | | | | |
| Main F. | Master Bedroom | 20' X 11' | | | | | | |
| Main F. | Bedroom | 11' X 10' | | | | | | |
| Main F. | Laundry | 7' X 5' | | | | | | |
| Main F. | Solarium | 18' X 10' | | | | | | |

Floor Area (SqFt):

Finished Floor Area Main: **1,236**

Total # Rooms: **7**

Bathrooms:

Finished Floor Area Up: **0**

Finished Levels: **1**

1 **4 Piece; Ensuite: Y; Level: Main F.**

Finished Floor Area Down: **0**

Basement Area: **Full**

2 **4 Piece; Ensuite: N; Level: Main F.**

Finished Floor Area Bsmt: **0**

Bsmt Height:

3

Total Finished Floor Area: **1,236**

Restricted Age:

4

Pets / Cats; Dogs:

5

Unfinished Floor Area: **0**

or % Rentals:

6

Grand Total Floor Area: **1,236**

7

8

Listing Broker(s): **Macdonald Rlty J Meisen BuyVan**

Luxury SPACE, great 2 BR/2 Bath open layout, garden outlooks and setting! Central location, steps to bus stop, Canada Line, Langara College, Oakridge Center & golf course - it just doesn't get better in this price range in Van West! Enclosed solarium an added bonus FLEX SPACE & is not included in SF. Secure building, re-plumbed in 2010/11, storage locker plus 1 U/G parking. Exceptional value!

REA Full Public

The enclosed information while deemed to be correct, is not guaranteed.

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