



Presented by:
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R2412070 **2640 POINT GREY ROAD** Residential Attached
Board: V Vancouver West **\$1,488,000** (LP)
Townhouse Kitsilano (SP)
V6K 1A5



Sold Date: Frontage (feet): Original Price: **\$1,488,000**
Meas. Type: Frontage (metres): Approx. Year Built: **1988**
Depth / Size (ft.): Bedrooms: **2** Age: **31**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RT-8**
Flood Plain: Full Baths: **2** Gross Taxes: **\$3,542.09**
Council Apprv?: Half Baths: **0** For Tax Year: **2019**
Exposure: Maint. Fee: **\$328.00** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **010-417-656**
Mgmt. Co's Name: **Self Managed** Tour: [Virtual Tour URL](#)
Mgmt. Co's Phone:
View: **Yes: Water, City, Mountain View**
Complex / Subdiv:
Services Connected: **Community, Electricity, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **Sanitation**

Style of Home: 2 Storey w/Bsmt.	Total Parking: 1	Covered Parking: 1	Parking Access: Lane
Construction: Frame - Wood	Parking: Garage; Single		Locker: Y
Exterior: Wood			Dist. to School Bus:
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Total Units in Strata: 3
Rain Screen:	R.I. Plumbing:	Units in Development: 3	
Renovations:	Metered Water:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	R.I. Fireplaces:	Property Disc.: Yes	
Fireplace Fuel: Wood	# of Fireplaces: 1	Fixtures Leased: No	
Fuel/Heating: Baseboard, Electric		Fixtures Rmvd: No	
Outdoor Area: Balcony(s) Patio(s) Dck(s)		Floor Finish: Hardwood, Mixed	
Type of Roof: Asphalt			

Maint Fee Inc: **Other**
Legal: **PL VAS2080 LT 2 DL 192 LD 36. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**
Amenities: **None**

Site Influences: **Central Location, Golf Course Nearby, Lane Access, Marina Nearby, Recreation Nearby, Shopping Nearby**
Features: **CltHwsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	12'11 x 10'10			x			x
Above	Kitchen	12'11 x 7'2			x			x
Above	Dining Room	12'11 x 9'8			x			x
Main	Master Bedroom	10'10 x 11'2			x			x
Bsmt	Bedroom	9'4 x 11'6			x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	442	# of Rooms: 5	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	537	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	233	Restricted Age:			2	Below	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,212 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: No Restrictions			5				Grg Dr Ht:
Grand Total:	1,212 sq. ft.	Basement: Fully Finished			6				
					7				
					8				

Listing Broker(s): **RE/MAX Treeland Realty** **RE/MAX Treeland Realty**

Stunning town home with stunning views! This gorgeous high-quality 3 level updated property features solid hardwood main, stainless steel appliances and quartz counter tops in kitchen. The stylish top main floor offers an open concept with 16ft vaulted ceilings, skylights, kitchen and deck overlooking a lavish sunken living space with a wood burning fireplace. Large windows provides an abundance of natural light along with a spectacular panoramic water, city and mountain view! 2 nice size bedrooms & bathrooms are located on the lower levels with the master bedroom walking out to it's own private south facing deck. All on prestigious Point Grey Rd. in walking distance to schools, beaches, restaurants, transit & shops.