

2689 MAPLE STREET

ELEVEN WEST

LIVING AREA: 1,178 SQFT | BEDROOM: 2 | BATHROOM: 2



JUST LISTED! Experience luxury in this incredible Townhouse with exceptional finishings and private in-suite ELEVATOR! Zoned C-7 allows a fantastic live/work opportunity in the prime location of the Arbutus Greenway in the heart of Kitsilano. Beautifully designed, 2 Bed/2 Bath & Den home features an elegant kitchen equipped with top-notch Blomberg appliances, built-in fridge, under-cabinet lighting, and quartz countertops throughout. Additional features include hardwood floors, air-conditioning, intercom system, gas BBQ hookup, a generously accessible parking stall, and wheelchair accessibility. Indulge in the serene outdoor setting and entertain on either the private ground floor patio or balcony. This home has it all, located near schools, restaurants, parks, Arbutus bike route, transit & beaches!

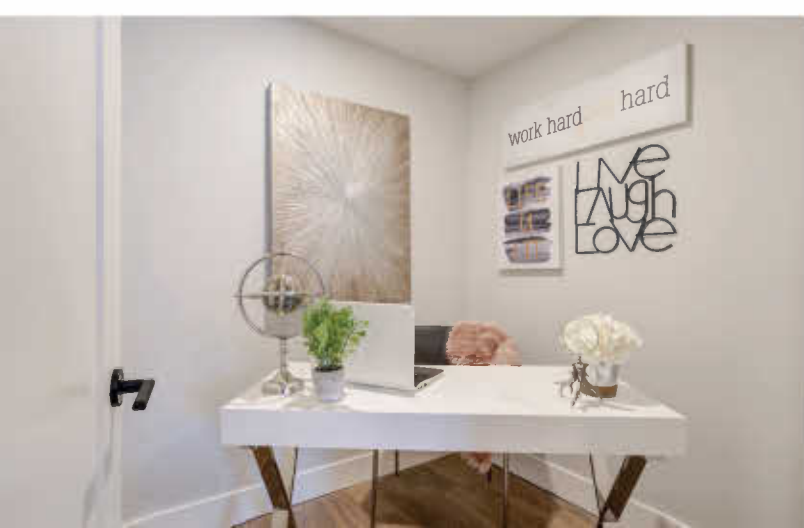


604-319-7735
elevationrealestate.ca

elevation RE/MAX
RE/MAX TREELAND REALTY

ANNA POPPLETON

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage



WALK SCORE

Walk Score
95

Walker's Paradise

Daily errands do not require a car

Transit Score
72

Excellent Transit

Transit is convenient for most trips

Bike Score
98

Biker's Paradise

Daily errands can be accomplished on a bike

SCHOOL CATCHMENT

Henry Hudson Elementary (K-7)

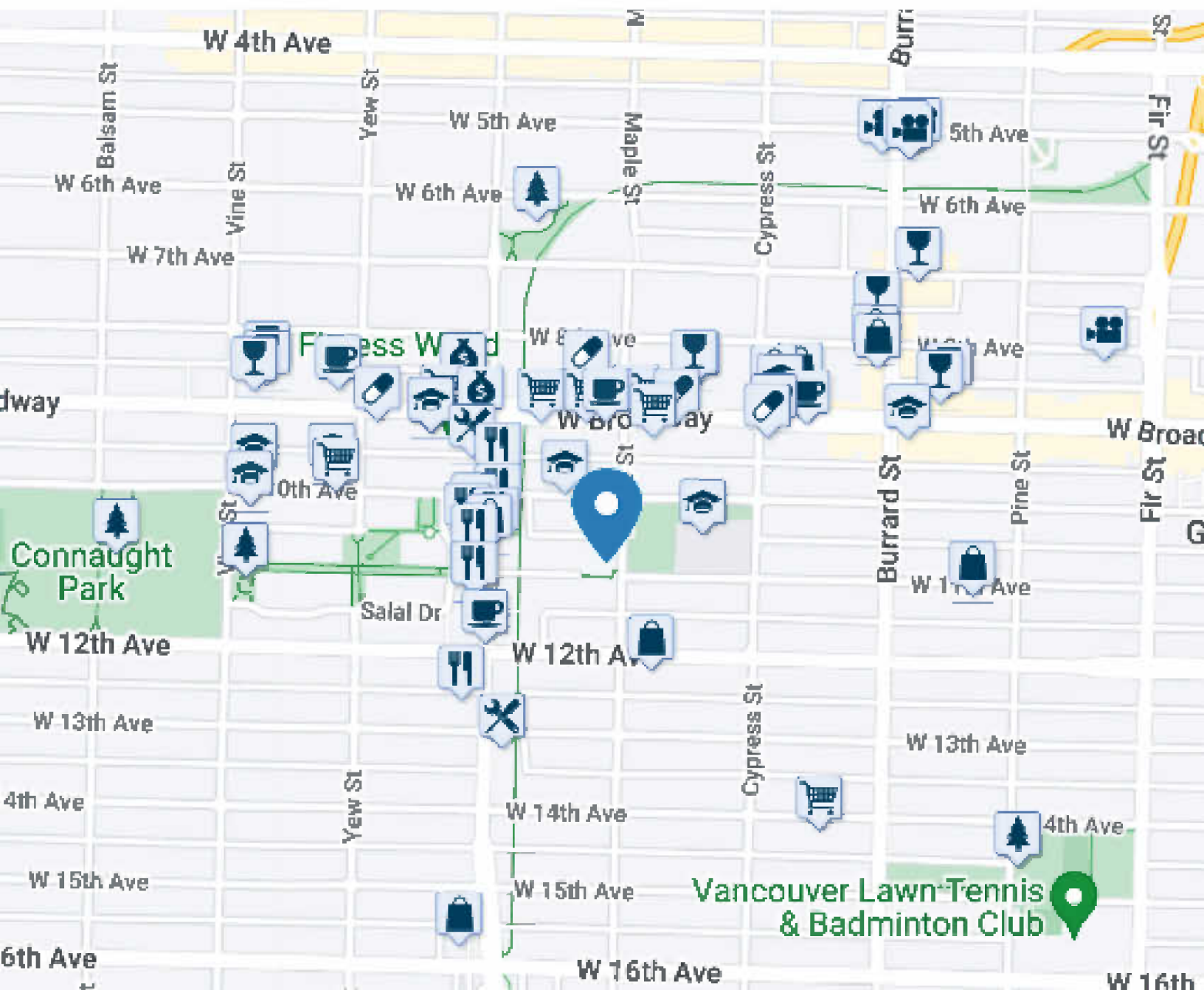
1551 Cypress Street,
Vancouver, BC V6J 3L3
Phone: 604-723-5441

Kitsilano Secondary School (8-12)

2706 Trafalgar Street
Vancouver, BC V6K 2J6
Phone: 604-713-8961

COMMUTE To Downtown Vancouver

 8 min  19 min  15 min  48 min



604-704-8551

info@elevationrealestate.ca

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Main Floor: 889 sq.ft.

Lower Floor: 289 sq.ft.

Total Livable: 1,178 sq.ft.

Balcony: 83 sq.ft.

Porch: 139 sq.ft.

Total Extras: 222 sq.ft.



SCAN TO VIEW
VIRTUAL TOUR



Main Floor Plan

Floor Area: 889 sq.ft.

Ceiling Height: 8'-10"

Lower Floor Plan

Floor Area: 289 sq.ft.

Ceiling Height: 8'-10"



ALL THE RAGE
CREATIVE

E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.

info@pixlworks.com www.pixlworks.com 604.329.5788

MEASURED ON: (2023-01-11)



TREELAND
REALTY




PIXIWORKS

RESIDENTIAL

Active
R2872045
 Board: V
 Townhouse

2689 MAPLE STREET
 Vancouver West
 Kitsilano
 V6J 3T7

Residential Attached
\$1,890,000 (LP)
 (SP) 



Sold Date:
 Meas. Type:
 Frontage(feet):
 Frontage(metres):
 Depth / Size (ft.):
 Sq. Footage: **0.00**
 Flood Plain:
 View: **No** :
 Complex / Subdiv: **Eleven West**
 First Nation Reserve:
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **Community** Water Supply: **City/Municipal**

If new, GST/HST inc?:
 Bedrooms: **2**
 Bathrooms: **2**
 Full Baths: **2**
 Half Baths: **0**
 P.I.D.: **030-858-704**
 Original Price:
 Approx. Year Built: **2019**
 Age: **5**
 Zoning: **C7**
 Gross Taxes: **\$3,965.92**
 For Tax Year: **2023**
 Tax Inc. Utilities?: **No**
 Tour: **Virtual Tour URL**

Style of Home: **2 Storey**
 Construction: **Concrete**
 Exterior: **Brick, Concrete, Stone**
 Foundation: **Concrete Perimeter**

Renovations:
 # of **0** R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Heat Pump**
 Outdoor Area: **Balcony(s), Patio(s)**
 Type of Roof: **Tar & Gravel**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage; Underground**
 Dist. to Public Transit: **1 Block** Dist. to School Bus:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Tile, Carpet**

Legal: **STRATA LOT 3, BLOCK 365, PLAN EPS5567, GROUP 1, 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, Bike Room, In Suite Laundry, Storage**

Site Influences: **Central Location, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Oven - Built In, Range Top, Sprinkler - Fire**

Finished Floor (Main): **889** Units in Development:
 Finished Floor (Above): **0** Exposure:
 Finished Floor (AbvMain2): **0** Mgmt. Co's Name: **Ascent Real Estate Management**
 Finished Floor (Below): **289** Maint Fee: **\$1,128.53**
 Finished Floor (Basement): **0** Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Sewer, Snow removal**
 Finished Floor (Total): **1,178 sq. ft.**
 Unfinished Floor: **0**

Grand Total: **1,178 sq. ft.** Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
 Suite: **None** Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
 Basement: **None** # or % of Rentals Allowed: **100%**
 Crawl/Bsmt. Ht: # of Levels: **2** Short Term (<1yr)Rnt/Lse Alwd?: **Yes**
 # of Kitchens: **1** # of Rooms: **7** Short Term Lse-Details: **no restriction**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'2 x 11'6			x	1	Main	5	Yes
Main	Kitchen	14'10 x 6'5			x	2	Below	3	No
Main	Office	6'1 x 6'5			x	3			No
Main	Primary Bedroom	10'3 x 9'10			x	4			No
Main	Walk-In Closet	7' x 4'7			x	5			No
Below	Bedroom	9'11 x 9'10			x	6			No
Below	Foyer	8'2 x 4'3			x	7			No
					x	8			No

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RE/MAX Treeland Realty



COMMERCIAL

C8059322

Additional Property Types:
Office



2689 MAPLE STREET

Kitsilano

Vancouver West

V6J 3T7

Listing Map:

For Sale Price:

\$1,890,000

Zoning: C-7

Gross Prop Tax: \$3,956.92

Tax Yr: 2023

Sale Type: Asset

P.I.D.#: 030-858-704

Building/Complex Name: Eleven West

Experience luxury in this incredible TH w/exceptional finishings and private in-suite ELEVATOR! Zoned C-7 allows a fantastic live/work opportunity in the prime location of the Arbutus Greenway in the heart of Kitsilano. Beautifully designed, 2 Bed/2 Bath & Den home features an elegant kitchen equipped with top-notch Blomberg appliances, built-in fridge, under-cabinet lighting, and quartz countertops throughout. Additional features incl hdwd floors, air-conditioning, intercom system, a generously accessible parking stall, and wheelchair accessibility. This home and office space has it all, located near schools, restaurants, parks, Arbutus bike route, transit & beaches!

MEASUREMENTS:

Subj. Space Sq.Ft:	1,178	Space Avail For Lse:
Subj. Space Width		W/hse/Indust. Sq Ft:
Subj. Space Depth:		Office Area Sq Ft:
Land Size Sq. Ft.	0.00	Retail Area Sq Ft:
Land Size Acres:	0.00	Mezzanine Sq Ft:
Acres Freehold:		Other Area Sq Ft:
Acres Leasehold:		Main Resid. Sq Ft:
Subj. Prop Width ft.:	0.00	Min. Divis. Space:
Subj. Prop Depth ft.:	0.00	Max. Contig. Space:

1,178

0

0

LEASE DETAILS:

Lease Type:
Lease Expiry Date:
Lse Term/Months:
Is a Sub-lease?:
Strata Fees/Month: \$1,128.35
Seller's Int.: Registered Owner
Int. In Land: Strata
First Nat.Res:
Occupancy: Owner

NET / GROSS RENT DETAILS:

Basic Rent per Annum/SF:
Est. Additional Rent / SF:
Basic Rent per Month:
Est. Add. Rent per Month:
Basic Rent per Annum:
Gross Rent per Annum/SF:
Gross Rent per Month:
Gross Rent per Annum:

GENERAL BUILDING AND PROPERTY DETAILS:

# of Buildings:	Construction: Concrete
# of Storeys: 2	Roof: Tar & Gravel
# of Elevators: 1	HVAC: Heat Pump
# Parking Spaces: 1	Building Type: Condo Strata Complex, Live/Work
Class of Space: AAA	Amenities: Air Conditioning, Elevator Passenger, Laundry Facility, Washrooms Female/Male
Year Built: 2019	Site Services: Electricity, Fully Serviced, Natural Gas

Power Type:
Restrictions:
Environmental Assess.: **Not Applicable** Comments:
Potential to Redevelop? Comments:

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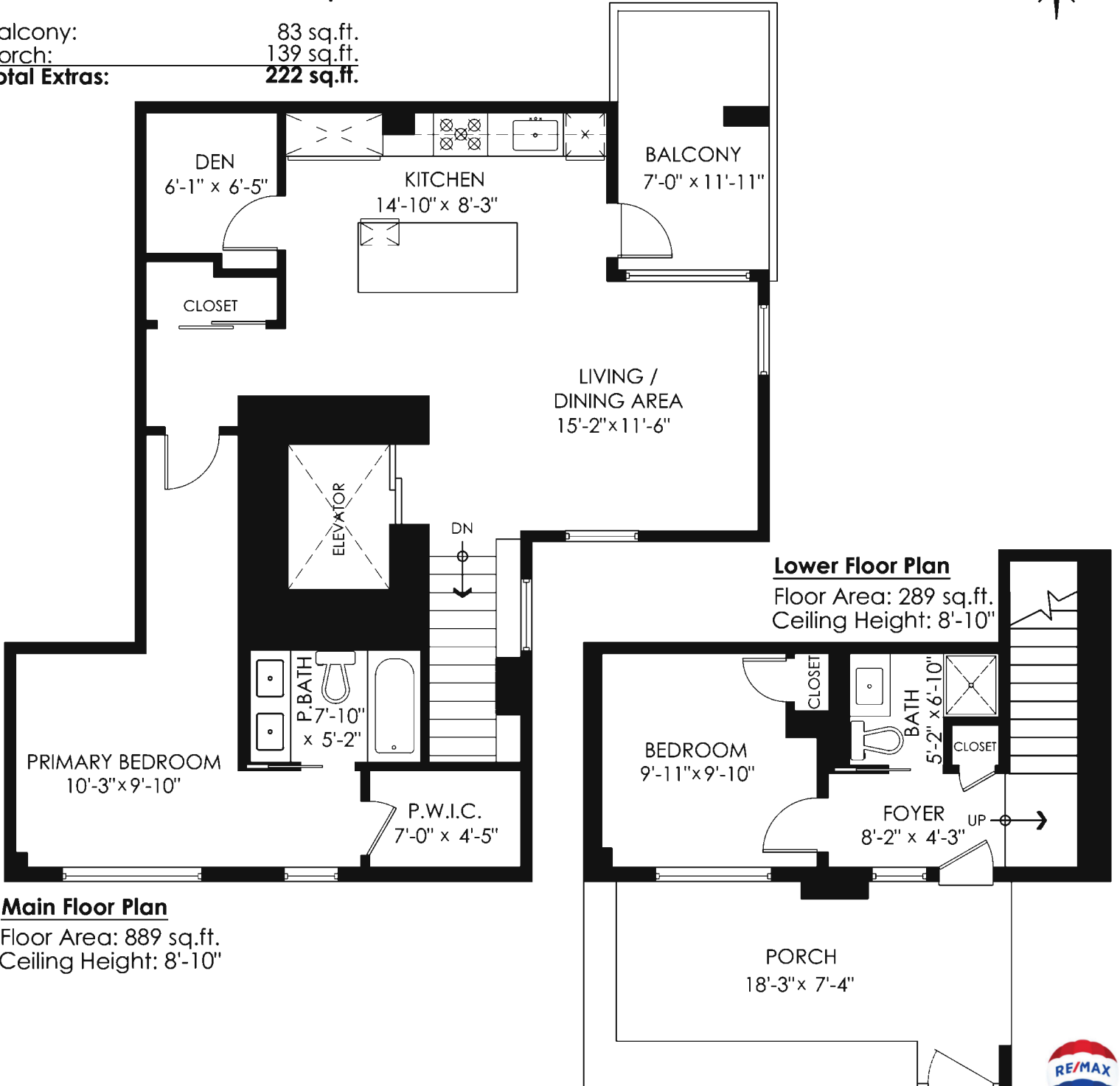
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