



Presented by:  
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**Active** Residential Attached  
**R2355167** **\$1,498,000** (LP)  
 Board: V (SP)   
 Townhouse 2640 POINT GREY ROAD  
Vancouver West  
Kitsilano  
V6K 1A5



Sold Date: Frontage (feet): Original Price: **\$1,690,000**  
 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?: **Yes** 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: <b>2 Storey w/Bsmt.</b> Construction: <b>Frame - Wood</b> Exterior: <b>Wood</b> Foundation: <b>Concrete Perimeter</b> Rain Screen: Renovations: Water Supply: <b>City/Municipal</b> Fireplace Fuel: <b>Wood</b> Fuel/Heating: <b>Baseboard, Electric</b> Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b> Type of Roof: <b>Asphalt</b>	Reno. Year: R.I. Plumbing: Metered Water: R.I. Fireplaces: # of Fireplaces: <b>1</b>	Total Parking: <b>1</b> Covered Parking: <b>1</b> Parking Access: <b>Lane</b> Parking: <b>Garage; Single</b> Locker: <b>Y</b> Dist. to Public Transit: Units in Development: <b>3</b> Total Units in Strata: <b>3</b> Title to Land: <b>Freehold Strata</b> Property Disc.: <b>Yes</b> Fixtures Leased: <b>No</b> : Fixtures Rmvd: <b>No</b> : Floor Finish: <b>Hardwood, Mixed</b>
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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): <b>442</b> Finished Floor (Above): <b>537</b> Finished Floor (Below): <b>233</b> Finished Floor (Basement): <b>0</b> Finished Floor (Total): <b>1,212 sq. ft.</b>	# of Rooms: <b>5</b> # of Kitchens: <b>1</b> # of Levels: <b>3</b> Crawl/Bsmt. Height: Restricted Age: # of Pets: Cats: Dogs: # or % of Rentals Allowed: Bylaws: <b>No Restrictions</b>	Bath 1 <b>Main</b> # of Pieces <b>4</b> Ensuite? <b>Yes</b> 2 <b>Below</b> <b>3</b> <b>No</b> 3 4 5 6 7 8	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Unfinished Floor: <b>0</b> Grand Total: <b>1,212 sq. ft.</b>	Basement: <b>Fully Finished</b>		

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.**