



Presented by:
Anna Poppleton
 RE/MAX Treeland Realty
 Cell: 604-319-7735
 apoppleton@shaw.ca

Active
R2332432
 Board: V
 Townhouse

2640 POINT GREY ROAD
 Vancouver West
 Kitsilano
 V6K 1A5

Residential Attached
\$1,799,000 (LP)
 (SP)



Sold Date:
 Meas. Type: **Feet**
 Depth / Size (ft.): **110**
 Lot Area (sq.ft.): **3,630.00**
 Flood Plain: **Exempt**
 Council Apprv?:
 Exposure:
 If new, GST/HST inc?:
 Mgmt. Co's Name: **Self-Managed**
 Mgmt. Co's Phone:
 View: **Yes: Water, City, Mountain View**
 Complex / Subdiv:
 Services Connected: **Community, Electricity, Sanitary Sewer, Storm Sewer, Water**

Frontage (feet): **33.00**
 Frontage (metres): **10.60**
 Bedrooms: **2**
 Bathrooms: **2**
 Full Baths: **2**
 Half Baths: **0**
 Maint. Fee: **\$243.00**

Original Price: **\$1,799,000**
 Approx. Year Built: **1988**
 Age: **31**
 Zoning: **RT-8**
 Gross Taxes: **\$3,705.78**
 For Tax Year: **2018**
 Tax Inc. Utilities?: **No**
 P.I.D.: **010-417-656**
 Tour: **Virtual Tour URL**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Wood**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Reno. Year: **2013**
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane, Rear**
 Parking: **Carport; Single**
 Locker: **Y**
 Dist. to Public Transit:
 Units in Development: **3**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Mixed**

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
Below	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				Door Height:
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.