

312-889 W 7TH AVENUE

PARKVIEW TERRACE

1 BEDROOM | 1 BATHROOM | LIVING AREA: 731 SQFT



Welcome to the popular Parkview Terrace!

Located in the desirable Fairview Slopes neighbourhood! This unique turret style Top Floor SW Corner 1 bed/bath suite offers a spacious living room with vaulted ceilings and sky lights along with large windows to let in an abundance of natural light. This home features a well appointed kitchen with breakfast bar, good size bedroom and lots of closet space. Relax on the SW balcony and enjoy the quiet evenings and peaceful surroundings. Conveniently located just steps to the foot bridge to False Creek, Granville Island. Close to all amenities, hospital, restaurants, transit including the Canada Line and future Millennium Skytrain Line extension. Don't miss out on this pet and rental friendly home!

604-319-7735
anna@elevationrealestate.ca

elevation 
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

90

Walker's Paradise

Daily errands do not require a car.

Transit Score

85

Excellent Transit

Transit is convenient for most trips.

Bike Score

54

Bikeable

Flat as a pancake, minimal bike lanes.

SCHOOL CATCHMENT

False Creek Elementary (K-7)

900 School Green
Vancouver, V6H 3N7
(604) 713-4959

Kitsilano Secondary (8-12)

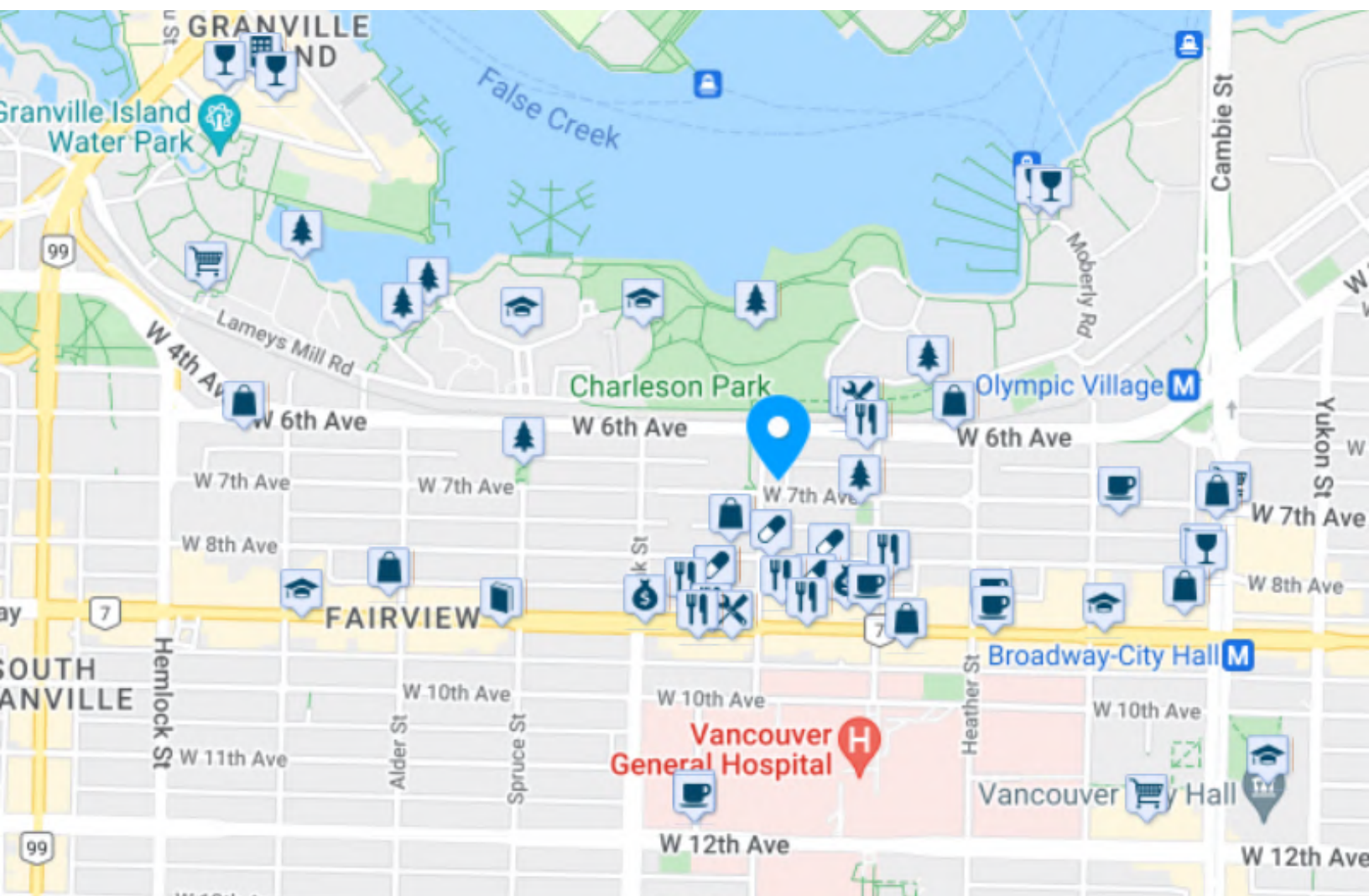
2706 Trafalgar Street
Vancouver, V6K 2J6
(604) 713-8961

COMMUTE

to downtown Vancouver

 4 min  8 min

 16 min  35 min



604-704-8551

info@elevationrealestate.ca

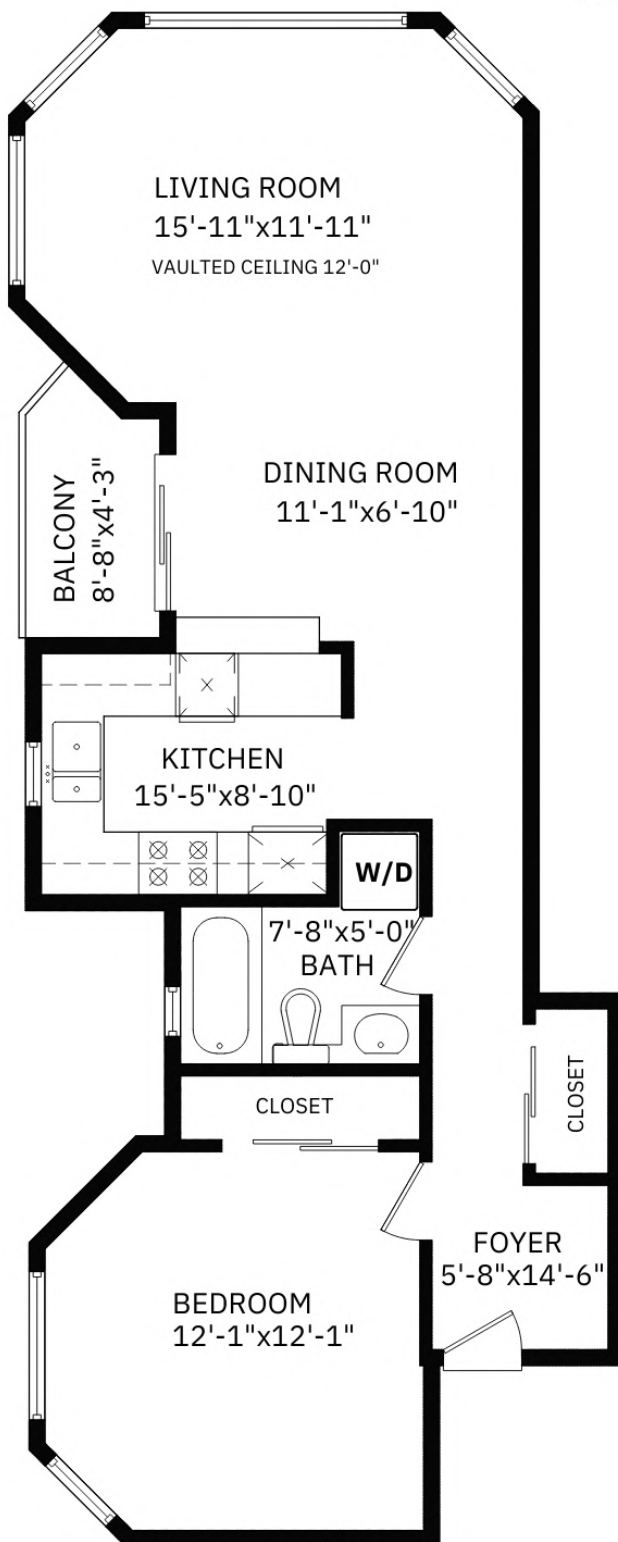
www.elevationrealestate.ca

**312-889 W 7th Ave,
Vancouver**

Floor Area: 731 sq.ft.

Balcony: 33 sq.ft.

Ceiling Height: 8'-0"



SCALE
0' 5'

R2684778
Board: V
Apartment/Condo



312 889 W 7TH AVENUE

Vancouver West
Fairview VW
V5Z 1C2

Residential Attached

\$729,900 (LP)

(SP)

Sold Date:
Meas. Type:
Frontage(feet):
Frontage(metres):
Depth / Size (ft.):
Sq. Footage: **0.00**
Flood Plain:
View: **No**
Complex / Subdiv: **Parkview Terrace**
Services Connctd: **Electricity**

If new, GST/HST inc?:
Bedrooms: **1**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**

P.I.D.: **012-709-662**

Original Price: **\$729,900**
Approx. Year Built: **1988**
Age: **34**
Zoning: **RM-1**
Gross Taxes: **\$1,769.57**
For Tax Year: **2021**
Tax Inc. Utilities?: **No**
Tour:

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit: **5 min** Dist. to School Bus: **5 min**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Tile, Carpet**

Style of Home: **Corner Unit, End Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Torch-On**

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

Legal: **STRATA LOT 36 PLAN VAS2327 DISTRICT LOT 526 LAND DISTRICT 36 UNDIV 21/1000 SHARE IN COM PROP THEREIN 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: **Elevator, In Suite Laundry, Storage**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **731**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **731 sq. ft.**
Unfinished Floor: **0**

Grand Total: **731 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht:
of Kitchens: **1**

of Levels: **1**
of Rooms: **5**

Units in Development:
Exposure: **Southwest**
Mgmt. Co's Name: **Martello Property Services Inc**
Maint Fee: **\$306.36**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Sewer, Water**

Tot Units in Strata: **15** Locker: **Yes**
Storeys in Building: **3**
Mgmt. Co's #: **604-661-9153**
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age:
or % of Rentals Allowed: **100%**
Short Term (<1yr)Rnt/Lse Alwd?: **Yes**
Short Term Lse-Details: **No rental restrictions**

of Pets: **2**

Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	5'8 x 14'6			x	1	Main	4	No
Main	Master Bedroom	12'1 x 12'1			x	2			No
Main	Dining Room	11'1 x 6'10			x	3			No
Main	Living Room	15'11 x 11'11			x	4			No
Main	Kitchen	15'5 x 8'10			x	5			No
		x			x	6			No
		x			x	7			No
		x			x	8			No



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Anna Poppleton

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RE/MAX Treeland Realty

PARKVIEW TERRACE STRATA PROPERTY FAQ

MAINTENANCE FEE: \$306.36

- Management Company
 - Martello Property Services (604-661-9153)
- Maintenance Fee Includes:
 - Garbage Pickup
 - Gardening
 - Management
 - Snow Removal

RESTRICTIONS

- Pets:
 - Pets allowed with restriction;
 - 2 Pets
 - Cats: Yes
 - Dogs: Yes

*All information is approximate. Buyers to verify if important.

