

Presented by:  
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 Re/Max Select Properties  
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Fairview VW, Vancouver West  
**103 925 W 15TH AV**

**MLS # V603811**

Residential Attached  
**Active**



List Price:	<b>\$425,000</b>		
Previous Price:	Subdiv/Complex:	<b>THE EMPORER</b>	
Original Price:	View:		
Frontage:	Postal Code:	<b>V5Z 1S1</b>	
Depth/Size:	Type:	<b>Apartment Unit</b>	
Lot SqFt:	Approx Yr Bilt:	<b>1986</b>	
Exposure:	Age at List Date:	<b>20</b>	
Stories in Bldg:	Bedrooms:	<b>2</b>	
Flood Plain:	Bathrooms:	<b>2</b>	
Meas. Type:	Full Baths:	<b>2</b>	
Fixtures Lsd:	Half Baths:	<b>0</b>	
Fixt Removed:	Zoning:	<b>STRATA</b>	
	Taxes:	<b>\$1,549 / 2006</b>	
	Gst Incl:	<b>No</b>	
	Apprvl Reqd:		
	Occupancy:	<b>Vacant</b>	

Style of Home:	<b>Ground Level Unit</b>	Total Parking:	<b>1</b>	Covered Parking:	<b>1</b>
Construction:	<b>Frame - Wood</b>	Parking Stall #:	<b>10</b>	Parking Stall Owned:	<b>Y</b>
Foundation:	<b>Concrete Perimeter</b>	Parking Access:	<b>Lane</b>		
Exterior:	<b>Stucco / Wood</b>	Parking Facilities:	<b>Garage Underbuilding</b>		
Rain Screen:		Dist to Public Trans:	<b>1/2 BLK</b>	Dist to School/Bus:	
Type of Roof:	<b>Asphalt / Wood</b>	Units in Development:		Total Units in Strata:	
Renovations:		Locker:	<b>No</b>	Locker #:	
Flooring:	<b>Hardwood</b>	Possession:			
Water Supply:	<b>City/Municipal</b>	Title to Land:	<b>Freehold Strata</b>		
Heat/Fuel:	<b>Electric</b>	Seller's Interest:	<b>Estate Sale</b>		
No. of Fireplaces:	<b>1</b>	Mortgage Info:	<b>0 - Treat as Clear Title;</b>		
Fireplace Fuel:	<b>Wood</b>	Property Disclosure:	<b>ESTATE SALE - NO DIRECT KNOWLEDGE / No</b>		
Outdoor Area:	<b>Patio(s)</b>	Bylaw Restrictions:	<b>Pets Allowed w/Rest., Rentals Allowed w/Restrictions</b>		
Mngmt Co/Phone:	<b>HARBOURSIDE MGMT / 604-987-8511</b>				
Mo. Maint Charge:	<b>\$213.16</b>				

Maint Charge Incl: **Caretaker, Gardening, Gas, Management**

Legal: **PL VAS2131 LT 5 DL 526 LD 36** PID: **010-884-670**  
 Amenities: **Bike Room, Elevator, In Suite Laundry, Wheelchair Access**  
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener**  
 Site Influences: **Central Location, Private Setting**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 16'						
Main F.	Dining	9' X 12'						
Main F.	Kitchen	8' X 11'						
Main F.	Entrance Hall	6' X 8'						
Main F.	Laundry	5' X 6'						
Main F.	Master Bedroom	16' X 16'						
Main F.	Walk-In Closet	8' X 6'						
Main F.	Bedroom	11' X 11'						
Main F.	Patio	30' X 25'						

<b>Floor Area (SqFt):</b>	Total # Rooms:	<b>9</b>	<b>Bathrooms:</b>
Finished Floor Area Main:	Finished Levels:	<b>1</b>	<b>1 4 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Up:	Basement Area:	<b>None</b>	<b>2 4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Down:	Bsmt Height:	<b>4</b>	<b>3 0 Piece; Ensuite: N</b>
Finished Floor Area Bsmt:	Restricted Age:	<b>5</b>	
Total Finished Floor Area:	# Pets; Cats; Dogs:	<b>6</b>	
Unfinished Floor Area:	# or % Rentals:	<b>2</b>	
Grand Total Floor Area:		<b>8</b>	

Listing Broker(s): **(1) RE/MAX Select Properties**

**Gardener and pet lover's ALERT! Prime Fairview location on quiet, lovely tree lined street - large 2 bedroom, 2 full bath, wood burning fireplace, ground floor suite with 750 sq ft South facing patio. Large rooms for house sized furniture, bamboo hardwood floors.**