

Presented by:
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 Re/Max Select Properties
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Kerrisdale, Vancouver West
211 5723 BALSAM ST

MLS # V687089

Residential Attached
Active



List Price: **\$426,000**

Previous Price: **\$438,500** Subdiv/Complex: **KERRISDALE PLACE**
 Original Price: **\$438,500** View:
 Frontage: Postal Code: **V6M 4B8** Type: **Apartment Unit**
 Depth/Size: Approx Yr Blt: **1996**
 Lot SqFt: **0** Age at List Date: **12**
 Exposure: **W** Bedrooms: **1** Zoning: **APT**
 Stories in Bldg: Bathrooms: **1** Taxes: **\$1,373 / 2007**
 Flood Plain: Full Baths: **1** Gst Incl:
 Meas. Type: Half Baths: **0** Apprvl Reqd: **No**
 Fixtures Lsd: Occupancy: **Owner**
 Fixt Removed: **Y; DINRM CHANDELIER** Tax Incl Utilities: **N**

Style of Home: **Other** Total Parking: Covered Parking: **1**
 Construction: **Frame - Wood** Parking Stall #: **P2:#51** Parking Stall Owned: **Y**
 Foundation: **Concrete Perimeter** Parking Access: **Side**
 Exterior: **Brick / Stucco** Parking Facilities: **Garage Underbuilding**
 Rain Screen:
 Type of Roof: **Asphalt / Torch-On** Dist to Public Trans: Dist to School/Bus:
 Renovations: Reno Year: Units in Development: Total Units in Strata: **42**
 Flooring: **Mixed** Locker: **Yes** Locker #: **P2-#3**
 Water Supply: **City/Municipal** Possession:
 Heat/Fuel: **Electric** Title to Land: **Freehold Strata**
 No. of Fireplaces: **0** R/I Fireplaces: Seller's Interest: **Registered Owner**
 Fireplace Fuel: Mortgage Info: **0 - Treat as Clear Title;**
 Outdoor Area: **Balcony(s)** Property Disclosure: **/ Yes**
 Mngmt Co/Phone: **SOUTHVIEW PROPERTY MANAGEMENT / 604-270-8811** w/ Restrictions: **Pets Allowed w/Rest., Rentals Allowed w/Restrictions**
 Mo. Maint Charge: **\$0.00**

Maint Charge Incl: **Gardening, Garbage Pickup, Gas, Hot Water, Management**

Legal: **PL LMS2532 LT22 DL526 LD 36UNDIV 869/46797 SHARE** PID: **023-530-723**
 Amenities: **Bike Room, Elevator, In Suite Laundry, Storage, Wheelchair Access**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Dishwasher, Drapes/Window Coverings, Garage Door Opener, Microwave**
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'6 X 12'						
Main F.	Kitchen	11'1 X 2'						
Main F.	Den	10' X 12'1						
Main F.	Walk-In Closet	4'6 X 5'6						
Main F.	Entrance Hall	3' X 3'						
Main F.	Dining	10' X 12'						
Main F.	Master Bedroom	16' X 9'						
Main F.	Solarium	6'6 X 8'						
Main F.	Patio	10' X 4'						

Floor Area (SqFt):	Total # Rooms: 9	Bathrooms:
Finished Floor Area Main: 869	Finished Levels: 1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 869	Restricted Age:	5
	# Pets; Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 869		8

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

Fabulous, Large 1-Bedroom + Den Apartment. Also has a solarium and deck. Open floor plan, fresh paint, super clean and ready to move right in. Easy to show. Call for private appointment. Excellent Kerrisdale property. PUBLIC OPEN: Saturday February 9th, 2-4 PM.