Presented by:
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Re/Max Select Properties
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Fairview VW, Vancouver West
 # 202 3089 OAK ST

MLS # V708399

Residential Attached
Active

List Price:	**$439,000**				
Previous Price:		Subdiv/Complex:	**THE OAKS**		
Original Price:	**$439,000**	View:	**No**		
Frontage:	**0.00**	Postal Code:	**V6H 2K8**	Type:	**Apartment Unit**
Depth/Size:	**0**			Approx Yr Blt:	**2003**
Lot SqFt:	**0**			Age at List Date	**5**
Exposure:	**NW**	Bedrooms:	**2**	Zoning:	**STRAT**
Stories in Bldg:	**4**	Bathrooms:	**2**	Taxes:	**$1,751 / 2007**
Flood Plain:	**No**	Full Baths:	**1**	Gst Incl:	
Meas. Type:	**Feet**	Half Baths:	**1**	Apprvl Reqd:	**No**
Fixtures Lsd:	**No**			Occupancy:	**Owner**
Fixt Removed:	**N**			Tax Incl Utilities:	**N**

Style of Home:	**Other**			Total Parking:	**1**	Covered Parking:	**1**
Construction:	**Frame - Wood**			Parking Stall #:		Parking Stall Owned:	**Y**
Foundation:	**Concrete Slab**			Parking Access:			
Exterior:	**Brick / Stucco**			Parking Facilities:	**Garage Underbuilding**		
Rain Screen:	**Yes**						
Type of Roof:	**Tar & Gravel**			Dist to Public Trans:	**1 BLK**	Dist to School/Bus:	**1 BLK**
Renovations:		Reno Year:		Units in Development:		Total Units in Strata:	**29**
Flooring:	**Laminate / Tile**			Locker:	**No**	Locker #:	
Water Supply:	**City/Municipal**			Possession:			
Heat/Fuel:	**Electric**			Title to Land:	**Freehold Strata**		
No. of Fireplaces:	**1**	R/I Fireplaces:	**0**	Seller's Interest:	**Registered Owner**		
Fireplace Fuel:	**Electric**			Mortgage Info:	**0 -**		
Outdoor Area:	**Patio(s)**						
				Property Disclosure:	**/ Yes**		
Mngmt Co/Phone:	**AA PROPERTY MGMT / 604-207-2002**			Bylaw Restrictions:	**No Restrictions**		
Mo. Maint Charge:	**$228.49**						

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

Legal: **PL BCS975 LT 6 DL 526 LD 36 UNDIV 70/1463 SHARE IN COM PROP THEREIN.** PID: **026-072-718**
Amenities: **Elevator**
Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave, Security System**
Site Influences: **Central Location, Lane Access, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	**Living Room**	**15'9 X 15'9**						
Main F.	**Kitchen**	**6'10 X 10'2**						
Main F.	**Entrance Hall**	**3' X 3'**						
Main F.	**Master Bedroom**	**9' X 12'11**						
Main F.	**Bedroom**	**9'1 X 10'7**						
Main F.	**Patio**	**11' X 31'**						

Floor Area (SqFt):

Finished Floor Area Main:	**725**
Finished Floor Area Up:	**0**
Finished Floor Area Down:	**0**
Finished Floor Area Bsmt:	**0**
Total Finished Floor Area:	**725**
Unfinished Floor Area:	**0**
Grand Total Floor Area:	**725**

Total # Rooms:	**6**
Finished Levels:	**1**
Basement Area:	**None**
Bsmt Height:	
Restricted Age:	
# Pets; Cats; Dogs:	
# or % Rentals:	

Bathrooms:

1 **2 Piece; Ensuite: N; Level: Main F.**
2 **4 Piece; Ensuite: N; Level: Main F.**
3 **0 Piece; Ensuite: N**
4
5
6
7
8

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

Looking for something different - A step above. Then step into this fantastic 2 bdrm suite. Great location with restaraunts, coffee shops + prime shopping close by. Hardwood floors, granite countertops, raised living area, and best of all a huge 300 sq ft, private sun drenched deck. Simply a great choice!!

The enclosed information while deemed to be correct, is not guaranteed.