Presented by:
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Re/Max Select Properties
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University VW, Vancouver West
 # 17 1863 WESBROOK CR

MLS # V710992

Residential Attached
Active

List Price:	**$925,000**				
Previous Price:		Subdiv/Complex:	**ESSE**		
Original Price:	**$925,000**	View:			
Frontage:		Postal Code:	**V6T 2T7**	Type:	**Other**
Depth/Size:				Approx Yr Blt:	**2005**
Lot SqFt:	**0**			Age at List Date	**3**
Exposure:		Bedrooms:	**0**	Zoning:	**STRATA**
Stories in Bldg:		Bathrooms:	**4**	Taxes:	
Flood Plain:		Full Baths:	**4**	Gst Incl:	**No**
Meas. Type:		Half Baths:	**0**	Apprvl Reqd:	
Fixtures Lsd:	**No**			Occupancy:	**Tenant**
Fixt Removed:				Tax Incl Utilities:	**N**

Style of Home:	**Other**		Total Parking:	**2**	Covered Parking: **2**
Construction:	**Frame - Wood**		Parking Stall #:	**4 & 5**	Parking Stall Owned:
Foundation:	**Concrete Perimeter**		Parking Access:	**Side**	
Exterior:	**Brick**		Parking Facilities:	**Garage; Underground**	
Rain Screen:	**Yes**				
Type of Roof:	**Asphalt**		Dist to Public Trans:		Dist to School/Bus:
Renovations:		Reno Year:	Units in Development:		Total Units in Strata:
Flooring:			Locker:	**Yes**	Locker #:
Water Supply:	**City/Municipal**		Possession:		
Heat/Fuel:	**Baseboard / Electric / Natural Gas**		Title to Land:	**Freehold Strata**	
No. of Fireplaces:	**1**	R/I Fireplaces:	Seller's Interest:	**Registered Owner**	
Fireplace Fuel:	**Gas - Natural**		Mortgage Info:	**0 -**	
Outdoor Area:	**Balcony(s); Patio(s) or Deck(s)**				
			Property Disclosure:	**/ Yes**	
Mngmt Co/Phone:			Bylaw Restrictions:	**No Restrictions**	
Mo. Maint Charge:	**$328.00**				

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

Legal: **PL BCS1325 LT 5 DL 3044 LD 36 GROUP 1.** PID: **026-300-915**
Amenities: **Bike Room, Elevator**
Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener**

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	**Living Room**	**0' X 0'**						
Main F.	**Dining**	**0' X 0'**						
Main F.	**Kitchen**	**0' X 0'**						

Floor Area (SqFt):

Finished Floor Area Main:	**521**
Finished Floor Area Up:	**498**
Finished Floor Area Down:	**488**
Finished Floor Area Bsmt:	**472**
Total Finished Floor Area:	**1,979**
Unfinished Floor Area:	**0**
Grand Total Floor Area:	**1,979**

Total # Rooms:	**3**
Finished Levels:	**2**
Basement Area:	**None**
Bsmt Height:	
Restricted Age:	
# Pets; Cats; Dogs:	
# or % Rentals:	

Bathrooms:

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

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

Unique opportunity to own this quality investment property. 4 separate self contained units in highly desirable UBC campus area. Easy to rent out for top dollar - Current income $4500/month.

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