

Presented by:
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Quilchena, Vancouver West Residential Attached
112 4101 YEW ST **MLS # V754185** **Active**



List Price: \$1,130,000

Previous Price: Subdiv/Complex: ARBUTUS VILLAGE
 Original Price: \$1,130,000 View:
 Frontage: Postal Code: V6L 3B7 Type: Apartment Unit
 Depth/Size: Approx Yr Blt: 1975
 Lot SqFt: 0 Age at List Date: 34
 Exposure: W Bedrooms: 2 Zoning: APT
 Stories in Bldg: 6 Bathrooms: 3 Taxes: \$2,992 / 2008
 Flood Plain: Full Baths: 2 Gst Incl:
 Meas. Type: Feet Half Baths: 1 Apprvl Reqd:
 Fixtures Lsd: No Occupancy: Vacant
 Fixt Removed: N Tax Incl Utilities: N

Style of Home: 2 Storey / Ground Level Unit Total Parking: 2 Covered Parking: 2
 Construction: Concrete Parking Stall #: 86 & 105 Parking Stall Owned: N
 Foundation: Concrete Perimeter Parking Access: Side
 Exterior: Brick Parking Facilities: Add. Parking Avail. / Garage
 Rain Screen: Underbuilding / Visitor Parking
 Type of Roof: Other Dist to Public Trans: Dist to School/Bus:
 Renovations: Completely Reno Year: 2008 Units in Development: Total Units in Strata: 109
 Flooring: Hardwood / Other Locker: Yes Locker #: 122
 Water Supply: City/Municipal Possession:
 Heat/Fuel: Baseboard / Electric Title to Land: Freehold Strata
 No. of Fireplaces: 1 R/I Fireplaces: Seller's Interest: Registered Owner
 Fireplace Fuel: Electric Mortgage Info: 0 - Treat as Clear Title;
 Outdoor Area: Patio(s) Property Disclosure: / Yes
 Mngmt Co/Phone: CONDEX PROPERTY MFMT / 604-682-5611 Bylaw Restrictions: Rentals Not Allowed, Pets Allowed w/Rest.
 Mo. Maint Charge: \$429.02

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

Legal: PL VAS 222 SL 53 DL 526 LD 36 UNDIV 1580/146951 PID: 003-728-609
 Amenities: Club House, Elevator, In Suite Laundry, Pool; Outdoor, Recreation Center, Shared Laundry
 Features Incl: Dishwasher, Disposal - Waste, Garage Door Opener, Microwave, Oven-Built In, Refrigerator

Site Influences: Central Location, Private Setting, Shopping Nearby, Treed

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	23'8 X 12'3						
Main F.	Kitchen	11' X 13'4						
Main F.	Dining	10'10 X 13'6						
Main F.	Entrance Hall	7'10 X 11'4						
Below	Master Bedroom	19'6 X 12'5						
Below	Walk-In Closet	7'7 X 8'9						
Below	Bedroom	11'2 X 14'11						

Floor Area (SqFt):		Total # Rooms:	7	Bathrooms	
Finished Floor Area Main:	1,734	Finished Levels:	2	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:	0			3	5 Piece; Ensuite: Y; Level: Above
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,734	Restricted Age:		5	
		# Pets; Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,734			8	

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

Absolutely stunning professional renovation with no details spared. Massive house sized living areas with no wasted sqft. 2 very large bedrooms, lots of closet space and storage, gourmet kitchen for the best chef with unusual and beautiful granite counter tops. Huge WOW factor and a delight to show. Brand new space, never before lived in with no GST. Well managed concrete building for peace of mind, what more could you ask for.