

Presented by:
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 Re/Max Select Properties
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Vancouver West, Quilchena Residential Attached
112 4101 YEW ST, V6L 3B7 MLS# V785189 **Active**



List Price: \$1,030,000 Previous Price:
 Subdiv/Complex: ARBUTUS VILLAGE
 Frontage: Approx Yr Blt: 1975 PID: 003-728-609
 Depth/Size: Age at List Date 34 Type: Apartment Unit
 Lot SqFt: 0 Bedrooms: 2 Zoning: STRATA
 Exposure: W Bathrooms: 3 Taxes: \$3,192 (2009)
 Stories in Bldg: 6 Full Baths: 2 Gst Incl:
 Flood Plain: Half Baths: 1 Apprvl Reqd:
 Meas. Type: Feet Tax Incl Utilities: No
 Fixtures Lsd: N
 Fixt Removed: N
 View:

Style of Home: 2 Storey, Ground Level Unit	Total Parking: 2	Covered Parking: 2
Construction: Concrete	Parking Stall #: 86 & 105	Parking Stall Owned: No
Foundation: Concrete Perimeter	Parking Access: Side	
Exterior: Brick	Parking Facilities: Add. Parking Avail., Garage Underbuilding, Visitor Parking	
Rain Screen:	R/I Plumbing:	
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: Y	
Mngmt Co: CONDEX PROPERTY MGMT	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Not Allowed	
Mngmt Ph: 604-682-5611	Maint Fee: \$429.02	

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

Legal: PL VAS 222 LT 53 DL 526 LD 36 STRATA LOT AS SHOWN ON FORM 1
 Amenities: Club House, Elevator, In Suite Laundry, Pool; Outdoor, Recreation Center, Shared Laundry
 Features Incl: Dishwasher, Disposal - Waste, Garage Door Opener, Microwave, Refrigerator, Oven-Built In

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						
Above	Master Bedroom	19'6 X 12'5						
Above	Walk-In Closet	7'7 X 8'9						
Above	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.