

Presented by:  
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 Re/Max Select Properties  
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Quilchena, Vancouver West Residential Attached  
**# 112 4101 YEW ST** **MLS # V716431** **Active**



List Price: \$1,180,000

Previous Price: \$1,285,000      Subdiv/Complex: ARBUTUS VILLAGE  
 Original Price: \$1,380,000      View:

Frontage:                                      Postal Code: V6L 3B7      Type: Apartment Unit  
 Depth/Size:                                      Approx Yr Blt: 1975  
 Lot SqFt: 0                                      Age at List Date: 33  
 Exposure: W                                      Zoning: APT  
 Stories in Bldg: 6                                      Taxes: \$2,819 / 2007  
 Flood Plain:                                      Full Baths: 2      Gst Incl:  
 Meas. Type:                                      Half Baths: 1      Apprvl Reqd:  
 Fixtures Lsd: No                                      Occupancy: Vacant  
 Fixt Removed: N                                      Tax Incl Utilities: N

Style of Home: Ground Level Unit / 2 Storey      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: Garage Underbuilding / Visitor  
 Rain Screen:                                      Parking / Add. Parking Avail.  
 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: Other / Hardwood      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 -  
 Outdoor Area: Patio(s)      Property Disclosure: / Yes  
 Mngmt Co/Phone: CONDEX PROPERTY MGMT / 604-682-5611      Bylaw Restrictions: Pets Allowed w/Rest., Rentals Not Allowed  
 Mo. Maint Charge: \$429.02

Maint Charge Incl: Gardening, Garbage Pickup, Caretaker, 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: Treed, Shopping Nearby, Private Setting, Central Location

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'3 X 23'8						
Main F.	Kitchen	11'1 X 13'4						
Main F.	Dining	10'10 X 13'6						
Main F.	Entrance Hall	7'10 X 11'4						
Main F.	Master Bedroom	12'5 X 19'6						
Main F.	Bedroom	11'2 X 14'11						
Above	Walk-In Closet	7'7 X 8'9						

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. 2 Levels, huge home-sized rooms. 2 very large bedrooms, both with full private ensuites. Lots of closet space. Delightful open floor plan with gourmet kitchen, top of the line appliances. An absolute 10 with huge "WOW" factor. Concrete building.