

Active

R2800716

Board: V , Attached

Townhouse

196 W 16TH AVENUE

Vancouver West

Cambie

V5Y 1Y7

\$1,849,900 (LP)

(SP)

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DOM: 0

Prev. Price: \$0

Meas. Type: Feet

Frontage (feet): 54.50

Frontage (metres): 16.61

Depth/Size: 147.37

Sq. Footage: 8,031.00

Flood Plain: No

View: :

Complex / Subdiv: Cambie

First Nation Reserve:

Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Sewer Type: Water Supply: City/Municipal

List Date: 7/21/2023

Original Price: \$1,849,900

If new,GST/HST inc?: No

Bedrooms: 3

Bathrooms: 3

Full Baths: 2

Half Baths: 1

P.I.D.: 800-163-238

Expiry Date: 10/30/2023

Sold Date:

Approx. Year Built: 2024

Age: 0

Zoning: RT-5

Gross Taxes: \$11,112.90

For Tax Year: 2022

Tax Inc. Utilities?: No

Tour:

Style of Home: 2 Storey

Construction: Frame - Wood

Exterior: Fibre Cement Board

Foundation: Concrete Perimeter

Renovations:

of Fireplaces: R.I. Fireplaces:

Fireplace Fuel:

Fuel/Heating: Hot Water, Natural Gas, Radiant

Outdoor Area: Patio(s)

Type of Roof: Fibreglass

Total 1

Covered Parking: 0

Parking Access: Lane

Parking: Open

Dist. to Public Transit: 2

Title to Land: Freehold Strata

Seller's Interest: Registered Owner

Property Disc.: Yes:

Fixtures Leased: :

Fixtures Rmvd: :

Floor Finish: Hardwood, Tile

Dist. to School Bus: 2

Land Lease Expiry Year:

Reno. Year:

Rain Screen: Full

Metered Water:

R.I. Plumbing:

Legal: LOT 1, BLOCK 503, PLAN VAP2354, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT

Municipal Charges

Garbage:

Water:

Dyking:

Sewer:

Other:

Amenities: Air Cond./Central, In Suite Laundry

Site Influences: Central Location, Lane Access, Shopping Nearby

Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Security System, Smoke Alarm, Sprinkler - Fire

Finished Floor (Main): 630

Finished Floor (Above): 640

Finished Floor (AbvMain2): 0

Finished Floor (Below): 0

Finished Floor (Basement): 0

Finished Floor (Total): 1,270 sq. ft.

Unfinished Floor: 0

Grand Total: 1,270 sq. ft.

Units in Development: 5

Exposure:

Mgmt. Co's Name:

Maint Fee: \$390.55

Maint Fee Includes: Garbage Pickup, Gardening, Snow removal

Bylaw Restrictions: No Restrictions

Restricted Age:

or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?: No

Short Term Lse-Details:

Tot Units in Strata: 5

Storeys in Building: 2

Mgmt. Co's #:

Council/Park Apprv:

Locker: Yes

Suite:

Basement: None

Crawl/Bsmt. Ht:

of Kitchens: 1

of Levels: 2

of Rooms: 7

of Pets:

Cats:

Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Foyer	4' x 4'			x	1	Main	2	No
Main	Living Room	14'4 x 12'0			x	2	Above	4	No
Main	Kitchen	13'4 x 8'6			x	3	Above	3	Yes
Main	Dining Room	10'0 x 9'6			x	4			
Above	Primary Bedroom	11'4 x 10'10			x	5			
Above	Bedroom	9'4 x 9'4			x	6			
Above	Bedroom	9'4 x 8'4			x	7			
		x			x	8			

List Broker 1: Macdonald Realty - Office: 604-263-1911

List Broker 2: Sean Stevens PREC* - Phone: 604-782-0821

List Broker 3: contact@seanstevens.ca

Appointments: Touchbase

Call: Sean

Phone: 604-782-0821

List Desig Agt 1: 3

List Desig Agt 2: 2

Sell Broker 1: 3:

Sell Sales Rep 1: 2

Owner: 1264679 B.C. LTD, INC.NO. BC1264679

Commission: 3.22% ON THE 1ST \$100,000/1.1625% ON THE REMAINDER

Occupancy: Vacant

Realtor Sq Ft professionally measured by GMS Floorplans (Strata plan may differ), One of the company directors is a licensed Realtor, Completion is

Remarks: approx Jan/Feb 2024. Built by Mizan Developments. Offers as they are presented. All homes have large Storage locker and EV capability.

Mizan Developments presents a collection of five boutique 2 & 3 bedroom townhomes which integrates unique craftsman architecture and modern luxury to create an unparalleled level of comfort. Exceptional quality & attention to detail is evident throughout this project. The sought after 2 level floorplan with large living spaces and bedrooms located on 1 level are a fit for everyone's needs. Enjoy Vancouver's most vibrant neighborhood with the ability to walk to Cambie/Main Street amenities. All homes have an EV capable parking and large secure storage locker. Enjoy the security of the 2/5/10 warranty and the quality of an established builder. School Catchment:Simon Fraser Elementary/Eric Hamber Secondary. Completion set for Jan/Feb 2024. Book a private appoint at our Presentation office