



# Presented by: Sean P Stevens PREC\*

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**Active**  
**R2870845**

Board: V  
Townhouse

## 196 W 16 AVENUE

Vancouver West  
Cambie  
V5Y 1Y7

Residential Attached

**\$1,849,900** (LP)   
(SP)



Sold Date:	If new,GST/HST inc?: <b>No</b>	Original Price: <b>\$1,849,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>2024</b>
Frontage(feet): <b>54.50</b>	Bathrooms: <b>3</b>	Age: <b>0</b>
Frontage(metres): <b>16.61</b>	Full Baths: <b>2</b>	Zoning: <b>RT-5</b>
Depth / Size (ft.): <b>147.37</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$0.00</b>
Sq. Footage: <b>8,031.00</b>	Flood Plain: <b>No</b>	For Tax Year:
View: <b>Yes : North Shore Mountains</b>	P.I.D.: <b>800-169-053</b>	Tax Inc. Utilities?: <b>No</b>
Complex / Subdiv: <b>Columbia Residences</b>	First Nation:	Tour:
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Glass, Fibre Cement Board, Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Natural Gas, Radiant**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen: **Full**  
Metered Water:  
R.I. Plumbing:

Total Parking: **1** Covered Parking: **0** Parking Access: **Lane**  
Parking: **Open**  
Dist. to Public Transit: **1** Dist. to School Bus: **1**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Hardwood, Tile**

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

Amenities: **Bike Room, In Suite Laundry, Storage**

Site Influences: **Central Location, Lane Access, Recreation Nearby**  
Features: **Clothes Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Security System, Smoke Alarm, Sprinkler - Fire, Vaulted Ceiling**

Finished Floor (Main): <b>630</b>	Units in Development: <b>5</b>	Tot Units in Strata: <b>5</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>640</b>	Exposure:	Storeys in Building: <b>2</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$390.55</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Snow removal</b>		
Finished Floor (Total): <b>1,270 sq. ft.</b>	Bylaws Restrictions: <b>No Restrictions</b>	# of Pets:	Cats: Dogs:
Unfinished Floor: <b>0</b>	Restricted Age:		
Grand Total: <b>1,270 sq. ft.</b>	# or % of Rentals Allowed:		
Suite: <b>None</b>	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
Basement: <b>Crawl</b>	Short Term Lse-Details:		
Crawl/Bsmt. Ht: <b>4'</b>			
# of Levels: <b>2</b>			
# of Kitchens: <b>1</b>			
# of Rooms: <b>7</b>			

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

Listing Broker(s): **Macdonald Realty**

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. This home has 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 May/24. Open House Sat/Sun April 20th/21st 2-4pm