



Presented by:  
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Vancouver East, Fraserview VE Residential Attached  
**# 32 2662 MORNINGSTAR CR, V5S 4P4** MLS# V839367 Sold



List Price:	\$498,800	Previous Price:	\$489,000	Sale Price:	\$498,400
Days on Market:	2	Original Price:	\$489,000	Sale Date:	26-Jun-10
Subdiv/Complex: Fraser Woods					
Frontage:		Approx Yr Blt:	1991	PID:	017-133-980
Depth/Size:		Type:			Townhouse
Lot SqFt:	0	Age at List Date:	19	Zoning:	CD1
Exposure:		Bedrooms:	2	Taxes:	\$1,821 (2009)
Stories in Bldg:		Bathrooms:	2	If New GST/HST Incl:	
Flood Plain:		Full Baths:	2	Tax Incl Utils:	Yes
Meas. Type:		Half Baths:	0	Apprvl Req:	
Fixtures Lsd:					
Fixt Removed:					
View:	Y - Full river and park views				

Style of Home:	Corner Unit, End Unit	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail., Visitor Parking		
Exterior:	Wood				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Wood	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:	36	Total Units in Strata:	36
Flooring:	Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Rooftop Deck				
Mngmt Co:	Park Place Property Services	Property Disclosure:	Y		
Mngmt Ph:	604-271-7788	Bylaw Restrictions:	Pets Allowed w/Rest.		
	Maint Fee: \$213.83				

Maint Charge Incl: Gardening, Garbage Pickup, Management

Legal: PL VAS2874 LT 32 DL 258 LD 36 IN PROPORTION TO THE UNIT ENTITLEMENT OF THE

Amenities: None

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Golf Course Nearby, Recreation Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 14'						
Main F.	Kitchen	10' X 8'5"						
Main F.	Dining	10' X 8'5"						
Main F.	Den	9' X 11'5"						
Above	Master Bedroom	12'6" X 14'						
Above	Bedroom	10' X 14'						
Below	Entrance Hall	9'6" X 7'						
Below	Storage	10' X 16'5"						

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

Listing Broker(s): (1) Sutton Grp-West Coast Realty

The very best FREEHOLD complex of Vancouver waterfront Fraserlands!! This 2 bdrm 2 bathrm + large den corner/end townhome is v. unique & special. It offers full endless river & Mount Baker views from m.bdrm & huge, spectacular & very private roof deck. Spacious & bright interior features large principal rooms, bedroom size bright den, sizable kitchen with window, private double garage, huge workshop/storage room & extra 4 car open parking space. Bonus: first rate trouble free complex with an exemplary record & maintenance. Only steps to riverfront parks, biking/walking trails, tennis courts, golf course & playgrounds. 10 min. to Canada line.