



Presented by:
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Kitsilano, Vancouver West Residential Attached
213 3638 W BROADWAY BB MLS # V763121 Sold



List Price:	\$419,000	Sale Price:	\$395,500	Days on Market:	21
Previous Price:		Subdiv/Complex:			
Original Price:	\$419,000	View:			
Frontage:		Postal Code:	V6R 2B7	Type:	Apartment Unit
Depth/Size:				Approx Yr Bilt:	1995
Lot SqFt:	0			Age at List Date:	14
Exposure:		Bedrooms:	2	Zoning:	APT
Stories in Bldg:		Bathrooms:	2	Taxes:	\$1,503 / 2008
Flood Plain:		Full Baths:	2	Gst Incl:	
Meas. Type:		Half Baths:	0	Apprvl Req'd:	
Fixtures Lsd:				Occupancy:	Owner
Fixt Removed:	Y; STAINED GLASS PANELS			Tax Incl Util:	N

Style of Home:	End Unit	Total Parking:	Covered Parking:	2	
Construction:	Frame - Wood	Parking Stall #:	Parking Stall Owned:		
Foundation:	Concrete Perimeter	Parking Access:	Lane		
Exterior:	Mixed	Parking Facilities:	Garage Underbuilding		
Rain Screen:					
Type of Roof:	Other	Dist to Public Trans:	ON	Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:		Locker:	Yes	Locker #:	29
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:	Balcony(s)				
Mngmt Co/Phone:	J. JANG & ASSOCIATES / 604-738-4040	Property Disclosure:	/ Yes		
Mo. Maint Charge:	\$228.80	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		

Maint Charge Incl: Caretaker, Garbage Pickup, Gas, Hot Water, Management

Legal: PL LMS1785 LT6 19 DL 540 LD 36 UNDIV 833/35870 SHARE IN COM PROP THEREIN. PID: 019-136-170
 Amenities: In Suite Laundry
 Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11' X 11'						
Main F.	Kitchen	8' X 7'6"						
Main F.	Dining	9' X 9'						
Main F.	Master Bedroom	16' X 9'4"						
Main F.	Bedroom	9' X 8'7"						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	834	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	834	Restricted Age:		5	
		# Pets; Cats; Dogs:	1; Cats: Yes; Dogs: Yes	6	
Unfinished Floor Area:	0	# or % Rentals:	#11	7	
Grand Total Floor Area:	834			8	

Listing Broker(s): (1) Dexter Associates Realty

A rare find, 2 full baths, 2 parking stalls, in suite storage plus huge locker in a great building w/envelope completely redone. Fabulous location close to UBC & Jericho Beach. In suite laundry, gas fireplace & open plan kitchen add to the appeal. One pet is permitted, there's a roof top view deck, secured parking & a bike storage room. A wealth of shops, restaurants & services in walking distance as well as good transit at your door, create a marvelous urban lifestyle. Easy to view.