



Presented by:
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Fraserview VE, Vancouver East Residential Attached
306 3038 E KENT SOUTH AV MLS # V747912 **Sold**



List Price:	\$269,900	Sale Price:	\$259,000	Days on Market:	4
		Sale Date:	13-Jan-09		
Previous Price:		Subdiv/Complex:	SOUTH HAMPTON		
Original Price:	\$269,900	View:	Yes; RIVER VIEW		
Frontage:		Postal Code:	V5S 4V8	Type:	Apartment Unit
Depth/Size:				Approx Yr Blt:	2000
Lot SqFt:	0			Age at List Date:	9
Exposure:	E	Bedrooms:	2	Zoning:	CD-1
Stories in Bldg:	3	Bathrooms:	1	Taxes:	\$1,247 / 2007
Flood Plain:		Full Baths:	1	Gst Incl:	
Meas. Type:		Half Baths:	0	Apprvl Req'd:	
Fixtures Lsd:				Occupancy:	Owner
Fixt Removed:				Tax Incl Utils:	

Style of Home:	Penthouse	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Stall #:	45	Parking Stall Owned:	
Foundation:	Concrete Perimeter	Parking Access:	Side		
Exterior:	Vinyl	Parking Facilities:	Garage; Underground		
Rain Screen:	Yes				
Type of Roof:	Other	Dist to Public Trans:	2 BLKS	Dist to School/Bus:	5 BLKS
Renovations:		Units in Development:	50	Total Units in Strata:	50
	Reno Year:	Locker:	No	Locker #:	
Flooring:	Mixed	Possession:			
Water Supply:	City/Municipal	Title to Land:	Leasehold prepaid-Strata		
Heat/Fuel:	Baseboard / Electric / Natural Gas	Seller's Interest:	Registered Owner		
No. of Fireplaces:	1	Mortgage Info:	0 -		
Fireplace Fuel:	Gas - Natural				
Outdoor Area:	Balcony(s)	Property Disclosure:	/ Yes		
		Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Mngmt Co/Phone:	COLYVAN / 604-683-8399				
Mo. Maint Charge:	\$243.33				

Maint Charge Incl: Gardening, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility

Legal: LMS 3758 LT 67 LD 36 LOT 330 2100 AND 6320 UNDIV 822/78368 PID: 024-348-244

Amenities: Exercise Centre
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener

Site Influences: Golf Course Nearby, Marina Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11'7 X 11'7						
Main F.	Kitchen	9'1 X 7'11						
Main F.	Master Bedroom	13'11 X 10'5						
Main F.	Bedroom	12' X 9'8						

Floor Area (SqFt):		Total # Rooms:	4	Bathrooms	
Finished Floor Area Main:	822	Finished Levels:	1		1 5 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None		2
Finished Floor Area Down:	0				3
Finished Floor Area Bsmt:	0	Bsmt Height:			4
Total Finished Floor Area:	822	Restricted Age:			5
		# Pets; Cats; Dogs: ; Cats: Yes; Dogs: Yes			6
Unfinished Floor Area:	0	# or % Rentals:			7
Grand Total Floor Area:	822				8

Listing Broker(s): (1) RE/MAX Select Properties

Charming and Serene best describes the South Hampton's. This top floor 2 bedroom and 1 bath boasts one of the nicest buildings in the Fraserview community. Solid Polygon construction, built with Rain Screen Technology, still under 10 year new construction warranty. 9 foot ceilings provide an open view to the large open balcony with peak a boo views of the river. Fabulous safe and quiet neighborhood close to parks, tennis, basketball, children's playground and jogging trails. Take in the fresh air and enjoy your new home. Similar units have sold in the building at \$350,000! Priced to go quickly.