

Presented by:
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Royal Pacific Realty
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Vancouver West, South Granville Residential Attached
204 1010 W 42ND AV, V6M 2A8 MLS# V904823 **Active**



List Price: \$477,800 Previous Price: \$499,000

Subdiv/Complex: OAK GARDENS

Frontage:	Approx Yr Bldt: 1994	PID:	018-859-305
Depth/Size:		Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date: 17	Zoning:	CD-1
Exposure: E	Bedrooms: 1	Taxes:	\$1,520 (2011)
Stories in Bldg: 3	Bathrooms: 2	If New GST/HST Incl:	
Flood Plain:	Full Baths: 2	Tax Incl Utilities:	No
Meas. Type: Feet	Half Baths: 0	Apprvl Req'd:	No
Fixtures Lsd: N			
Fixt Removed: N			
View:			

Style of Home:	Inside Unit, Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Lane, Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Brick, Glass, Stucco				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:	1 BLK	Dist to School/Bus:	CLOSE
Renovations:		Units in Development:		Total Units in Strata:	45
Flooring:	Laminate, Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Hot Water, Radiant	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)	Property Disclosure:	Y		
Mngmt Co:	NATIONAL PACIFIC RE SERVICES	Bylaw Restrictions:	Pets Not Allowed, Rentals Allowed w/Restrictions		
Mngmt Ph:	604-685-8830	Maint Fee:	\$324.09		

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Gas, Heat, Hot Water, Recreation Facility, Snow removal

Legal: LMS 1519 SL 25 DL 526 LD 36

Amenities: Club House, Elevator, Guest Suite, In Suite Laundry, Recreation Center, Wheelchair Access

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Intercom, Microwave, Sprinkler - Fire, Windows - Thermo

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 12'3"						
Main F.	Kitchen	11'4 X 8'7"						
Main F.	Dining	12'3 X 6'8"						
Main F.	Den	9'4 X 8'7"						
Main F.	Solarium	10' X 6'						
Main F.	Master Bedroom	12' X 10'8"						
Main F.	Entrance Hall	4'11 X 4'11"						
Main F.	Storage	10'7 X 4'						

Floor Area (SqFt):		Total # Rooms:	8	Bathrooms	
Finished Floor Area Main:	1,002	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,002	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,002			8	

Listing Broker(s): (1) Royal Pacific Realty Corp.

BLOW OUT PRICE! Bright & spacious deluxe 1 bedroom + den apartment in prestigious Oak Gardens. 2 Full Bathrooms! Available immediately. Kitchen has lots of storage and eating area. Lovely wood finish flooring. Large ensuite & walk-through closet in Master bedroom. Move in with all your large furniture! Den could be converted to 2nd bedroom. Sunroom makes a great place to study, relax or play. Total interior floor space includes 69 sq.ft sunroom which is indicated on strata plan as limited common property. Excellent guest suite, rec/party room, billiards room and live-in caretaker. Rentals allowed. Close to Oakridge Mall, Canada Line, Sir William Osler Elem. and Eric Hamber H.S.