



Presented by:  
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Vancouver East, Fraserview VE Residential Attached  
**# 307 1820 E KENT AV, V5P 2S7** MLS# V1054687 **Active**



List Price: \$469,900 Previous Price:  
 Original Price: \$469,900

Subdiv/Complex: Pilot House

Frontage:	Approx Yr Bld:	1996	PID:	023-191-228	
Depth/Size:			Type:	Apartment/Condo	
Lot SqFt:	0	Age at List Date:	18	Zoning:	CD-1
Exposure:	SE	Bedrooms:	2	Taxes:	\$1,856 (2013)
Stories in Bldg:	4	Bathrooms:	2	If New GST/HST Incl:	
Flood Plain:	No	Full Baths:	2	Tax Incl Utils:	No
Meas. Type:		Half Baths:	0	Apprvl Req:	No
Fixtures Lsd:	N				
Fixt Removed:	Y - One light fixture, ask LR				
View:	Y - Unobstructed Riverfront Views				

Style of Home:	Corner Unit, End Unit	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Wood, Other				
Rain Screen:		R/I Plumbing:	No		
Type of Roof:	Asphalt	Dist to Public Trans:	2	Dist to School/Bus:	3
Renovations:	Partly	Units in Development:	86	Total Units in Strata:	86
Flooring:	Hardwood, Laminate	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	R/I Fireplaces:	Seller's Interest: Registered Owner		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)	Property Disclosure:	Y		
Mngmt Co:	First Services Res	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Mngmt Ph:	604-683-8900	Maint Fee:	\$401.94		

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

Legal: PL LMS2113 LT 73 DL 328 LD 36 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1  
 Amenities: Bike Room, Elevator, Garden, In Suite Laundry, Recreation Center, Swirlpool/Hot Tub  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener

Site Influences: Central Location, Golf Course Nearby, Paved Road, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	12'3 X 8'						
Main F.	Dining	12'6 X 9'6						
Main F.	Living Room	14' X 13'4						
Main F.	Master Bedroom	14'5 X 10'						
Main F.	Bedroom	11'5 X 10'						
Main F.	Entrance Hall	7' X 4'						

<b>Floor Area (SqFt):</b>	Total # Rooms:	6	<b>Bathrooms</b>
Finished Floor Area Main:	Finished Levels:	1	1 5 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2 3 Piece; Ensuite: N; Level: Main F.
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) RE/MAX Crest Realty Westside

Fantastic opportunity to own a WATERFRONT home in the beautiful River District! This SE Facing home has unobstructed River views on one side and the serene pond with birds, lily pads and koi fish on the other side. It is one of the best exposures this complex has to offer. Features incl: laminate/ HW floors thru-out, gorgeous light fixtures, fresh paint, white mantle & slate surround gas fireplace, large galley-style kitchen features breakfast bar & nook. Master bedroom with walk-in closet & large ensuite w/soaker tub&separate shower + large deck to soak in the sun and enjoy the majestic views! Beautiful boardwalk, rainscreened, rentals/pets allowed. 2 side by side parking Open house: Sat & Sun March 29th & 30th. 2pm-4pm.