

Vancouver East, Fraserview VE (VVEFV)
 # 63 2727 E KENT AV

MLS# V650252

Residential Attached
 Active



| | | | |
|------------------|-----------|-------------------|----------------|
| List Price: | \$329,000 | Days on Mkt: | |
| List Date: | 29-May-07 | Expiry Date: | 30-Oct-07 |
| Previous Price: | | Subdiv/Complex: | RIVER GARDEN |
| Original Price: | \$329,000 | Postal Code: | V5S 3T9 |
| Meas. Type: | | PID: | 023-087-323 |
| | | Approx Yr Blt: | 1995 |
| Depth/Size: | | Frontage: | |
| Lot Size SqFt: | 0 sq ft | Frontage Metric: | |
| Exposure: | Northeast | Age at List Date: | 12 |
| Stories in Bldg: | | Type: | Townhouse |
| Flood Plain: | | Zoning: | CD-1 |
| Fixtures Lsd: | No | Taxes: | \$1,185 / 2006 |
| Fixt Removed: | N | Full Baths: | 2 |
| | | Half Baths: | 0 |
| | | GST Incl: | |
| | | Tax Incl Utils: | N |
| | | View: | |
| | | Apprvl Reqcd: | N |

| | | | | |
|--------------------|------------------------|-----------------------|------------------------|---|
| Style of Home: | Corner Unit | Total Parking: | Covered Parking: | 1 |
| Construction: | Frame - Wood | Parking Stall #: | Parking Stall Owned: | |
| Foundation: | Concrete Perimeter | Parking Access: | | |
| Exterior: | Vinyl | Parking Facilities: | | |
| Rain Screen: | | | | |
| Type of Roof: | Asphalt / Tar & Gravel | Dist to Public Trans: | Dist to School/Bus: | |
| Renovations: | | Units in Development: | Total Units in Strata: | 75 |
| Flooring: | | Locker: | Locker #: | 63 |
| Water Supply: | City/Municipal | Possession: | | |
| Heat/Fuel: | Baseboard / Electric | Title to Land: | | |
| No. of Fireplaces: | 1 | R/I Fireplaces: | Seller's Interest: | Registered Owner |
| Fireplace Fuel: | Gas - Natural | Mortgage Info: | | 0 - |
| Outdoor Area: | Patio(s) & Deck(s) | Property Disclosure: | | / Y |
| Mgmt. Co's Name: | PCI MANAGEMENT | Bylaw Restrictions: | | Rentals Allowed w/Restrictions, Pets Allowed w/Rest., |
| Mgmt. Co's Phone: | 604-684-1151 | | | |
| Mo. Maint Charge: | \$169.36 | | | |

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Gas, Management

Legal: PL LMS1978 LT 63 DL 258 LD 36 UNDIV 985/81906 SHARE IN COM PROP THEREIN.

Amenities: In Suite Laundry, Storage

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Security System, Smoke Alarm, Sprinkler - Fire, Humidifier

Site Influences: Central Location, Golf Course Nearby, Private Setting, Recreation Nearby, Waterfront Property

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|---------|----------------|------------|-------|------|------------|-------|------|------------|
| Main F. | Living Room | 16'5 X 18' | | | X | | | X |
| Main F. | Kitchen | 8' X 17' | | | X | | | X |
| Main F. | Master Bedroom | 12'2 X 12' | | | X | | | X |
| Main F. | Bedroom | 10' X 11' | | | X | | | X |
| | | | | | X | | | X |
| | | | | | X | | | X |
| | | | | | X | | | X |
| | | | | | X | | | X |
| | | | | | X | | | X |
| | | | | | X | | | X |

| | | | | | |
|----------------------------|-----|--|------|------------------|-------------------------------------|
| Floor Area (SqFt): | | Total # Rooms: | 4 | Bathrooms | |
| Finished Floor Area Main: | 986 | Finished Levels: | 1 | 1 | 4 Piece; Ensuite: N; Level: Main F. |
| Finished Floor Area Up: | 0 | Basement Area: | None | 2 | 4 Piece; Ensuite: Y; Level: Main F. |
| Finished Floor Area Down: | 0 | Bsmt Height: | | 3 | 0 Piece; Ensuite: N |
| Finished Floor Area Bsmt: | 0 | Restricted Age: | | 4 | |
| Total Finished Floor Area: | 986 | # Pets; Cats; Dogs: ; Cats: Y; Dogs: Y | | 5 | |
| Unfinished Floor Area: | 0 | # or % Rentals: | | 6 | |
| Grand Total Floor Area: | 986 | Roughed in Plumbing: | | 7 | |
| | | | | 8 | |

Listing Broker 1: RE/MAX Crest Realty (Westside) 604-732-1336 Appointments: Phone L.R. First

Listing Sales Rep 1: Katayoon Webb katayoonwebb@remax.net 604-315-8715 For Appts Call: KATHY

Listing Broker 2: Appointment Ph: 604-315-8715

Listing Sales Rep 2/3:

Selling Broker: Occupancy: Owner

Selling Sales Rep: Owner: K. PRATT

Selling Broker 2:

Selling Sales Rep 2/3:

Commission: 3.255-100/1.1625

Realtor Remarks: Very easy to show, please go to www.katayoonwebb.com for more pictures.

This beautiful townhouse offers a very private setting with lots of natural light from every directions. This is a one owner home, and is very well kept. Designer paint, large private patio, steps to the known Fraser river board walk, tennis courts, golf course, and a great investment as the East Fraser Lands grow. First Showing at the Open House Sunday June 3rd, 2-4