

FOR SALE & for living

South Hampton
#201—3038 E Kent South Avenue
Vancouver



#201—3038 E Kent South Avenue, Vancouver

Welcome to Polygon's South Hampton - Enjoy picturesque tranquil river front living, steps to the river-walk, park and community center. This spacious UPDATED 1 Bedroom corner home offers plenty of windows & an oversized balcony. Fantastic floorplan with open kitchen, dining room area, nook/office area, gas fireplace, walk in closet in bedroom & double entrance to bathroom. Updates include Stainless Steel Appliances, designer paint, built in shelving & laminate flooring. Amenities include gym & bike storage.

INFORMATION YOU NEED TO KNOW:

| | |
|-------------|--|
| PRICE | \$314,900 |
| ADDRESS | #201—3038 E Kent South Avenue, Vancouver |
| AREA | Fraserview |
| TYPE | 1 Bedroom |
| BATHS | 1 |
| SQ FT | 745 |
| STRATA FEES | \$260.90 |
| PARKING | 1 |
| STORAGE | Insuite |
| YEAR BUILT | 2000 |
| VIEW | North East |
| PETS | Yes |
| RENTALS | Yes , with restrictions |

INFORMATION YOU *want* TO KNOW:



Transit

0.45 km



Nearest Park

Kinross Ravine Park



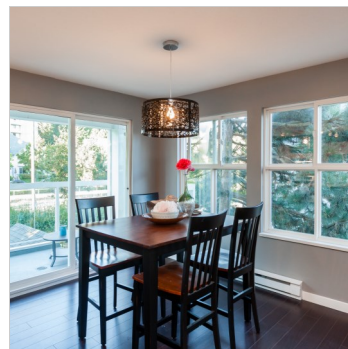
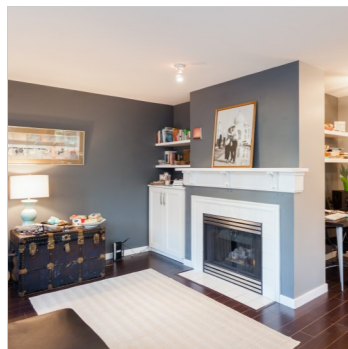
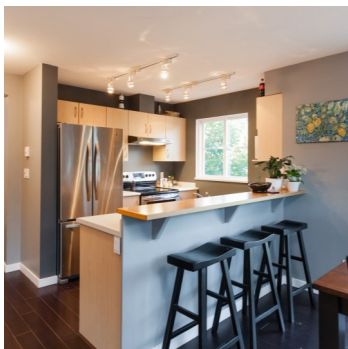
Schools nearby:

Oppenheimer Elementary



Coffee shops within 1 km:

1



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RENNIE
&
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REALTY

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Vancouver East, Fraserview VE **MLS# V1085351** Residential Attached
201 3038 E KENT SOUTH AV, V5S 4V8 **Active**



List Price: **\$314,900** Previous Price:

Subdiv/Complex: **SOUTH HAMPTON**

| | | |
|-------------------------------------|-----------------------------|--------------------------------|
| Frontage: | Approx Yr Blt: 2000 | PID: 024-348-023 |
| Depth/Size: | | Type: Apartment/Condo |
| Lot SqFt: 0 | Age at List Date: 14 | Zoning: CD-1 |
| Exposure: NE | Bedrooms: 1 | Taxes: \$1,103 (2014) |
| Stories in Bldg: 3 | Bathrooms: 1 | If New GST/HST Incl: |
| Flood Plain: | Full Baths: 1 | Tax Incl Utilities: Yes |
| Meas. Type: | Half Baths: 0 | Apprvl Reqd: |
| Fixtures Lsd: | | |
| Fixt Removed: | | |
| View: Y - TREE LINED STREETS | | |

| | | |
|---------------------------------------|---|--|
| Style of Home: Corner Unit | Total Parking: 1 | Covered Parking: 1 |
| Construction: Frame - Wood | Parking Access: Lane | |
| Foundation: Concrete Perimeter | Parking Facilities: Garage Underbuilding | |
| Exterior: Mixed | | |
| Rain Screen: Full | R/I Plumbing: | |
| Type of Roof: Asphalt | Dist to Public Trans: CLOSE | Dist to School/Bus: CLOSE |
| Renovations: Partly | Reno Year: 2009 | Units in Development: 50 |
| Flooring: Laminate, Mixed | Locker: No | Total Units in Strata: 50 |
| Water Supply: City/Municipal | Possession: TBA | |
| Heat/Fuel: Baseboard, Electric | Title to Land: Leasehold prepaid-Strata | |
| No. of Fireplaces: 1 | R/I Fireplaces: | Seller's Interest: Registered Owner |
| Fireplace Fuel: Gas - Natural | Mortgage Info: \$0 | |
| Outdoor Area: Balcony(s) | | |
| Mngmt Co: RE/MAX | Property Disclosure: Y | |
| Mngmt Ph: 604-821-2999 | Bylaw Restrictions: Pets Allowed, Rentals Allowed w/Restrictions | |
| Maint Fee: \$260.90 | | |

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

Legal: **PL LMS3758 LT 45 DL 330 LD 36 IN PROPORTION TO THE UNIT ENTITLEMENT OF THE**

Amenities: **Elevator, Exercise Centre, Garden, In Suite Laundry**

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Microwave, Smoke Alarm, Sprinkler - Fire**

Site Influences: **Central Location, Recreation Nearby, Waterfront Property**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|---------|-------------|-------------|-------|------|------------|-------|------|------------|
| Main F. | Kitchen | 9' X 7'10 | | | | | | |
| Main F. | Dining | 7'10 X 9'7 | | | | | | |
| Main F. | Living Room | 10'10 X 12' | | | | | | |
| Main F. | Office | 4'5 X 4'9 | | | | | | |
| Main F. | Bedroom | 11'4 X 11'5 | | | | | | |
| Main F. | Patio | 11'5 X 5'9 | | | | | | |
| Main F. | Laundry | 3'9 X 5'5 | | | | | | |

| | | |
|---------------------------------------|-------------------------------|--|
| Floor Area (SqFt): | Total # Rooms: 7 | Bathrooms |
| Finished Floor Area Main: 745 | Finished Levels: 1 | 1 4 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 | 4 |
| Total Finished Floor Area: 745 | Restricted Age: 5 | 5 |
| | # Pets / Cats; Dogs: 6 | 6 |
| Unfinished Floor Area: 0 | # or % Rentals: 7 | 7 |
| Grand Total Floor Area: 745 | | 8 |

Listing Broker(s): **Rennie & Associates Realty, Rennie & Associates Realty**

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