

755 West 42nd Avenue, Vancouver

\$1,689,000



Stunning townhouse offering a rare blend of timeless architectural elegance & urban convenience, presenting a serene oasis right in the city. Your UPDATED 1600 SF 3 bdrm home offers a gated entrance, over height ceilings in the living area, direct access to the garage & a private yard. Chef's kitchen with gas cooktop/oven, bar seating opening up to a spacious dining/living room. Upstairs offers 2 generous bedrooms + office/den, while the entire top floor is dedicated to a massive primary bdrm with a walk-in-closet & double-vanity ensuite. Bonus: A versatile recreation room off the private garage is perfect for a home theatre, office or play area. Conveniently located steps from the new Oakridge development, transit, Canada Line & top-tier schools (Churchill, Hamber, Jamieson).

KEY INFORMATION

ADDRESS: 755 West 42nd Avenue, Vancouver

PRICE: \$1,689,000

AREA: Oakridge

TYPE: 3 Bedroom + Office+ Rec Room + 2 Bath

SQ FT: 1,600 SF*

YEAR BUILT: 2006

TAX: \$4,964.29 (2025)

STRATA FEES: \$595.86

FEATURES

PARKING: Attached Private Garage

PETS: 2 Pets

RENTALS: Minimum 30 Days

ELEMENTARY: Dr. Annie B. Jamieson Elementary

HIGH SCHOOL: Eric Hamber Secondary



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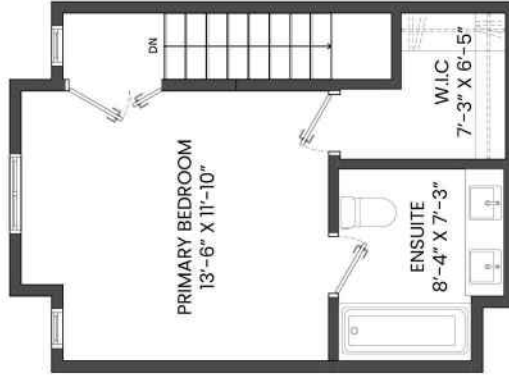
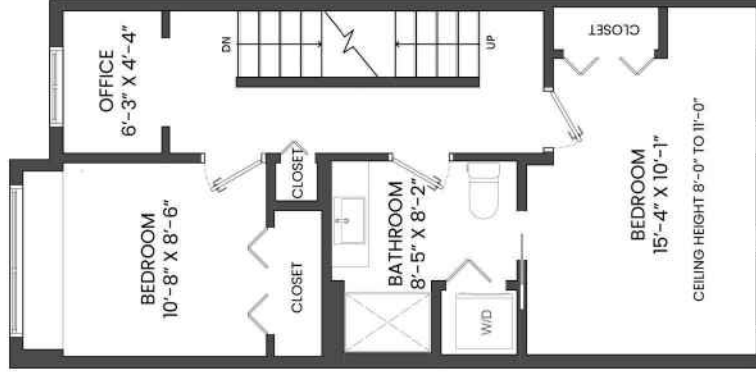
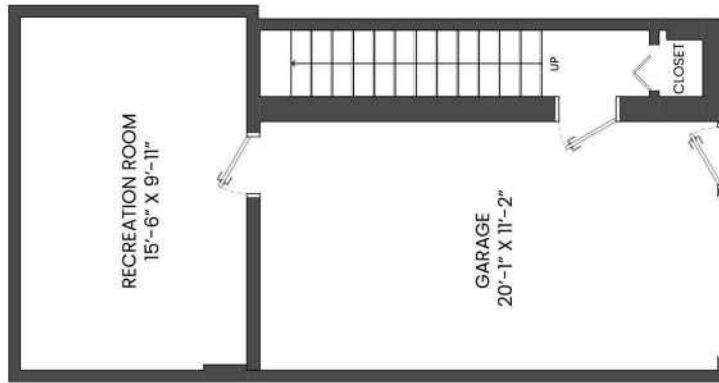
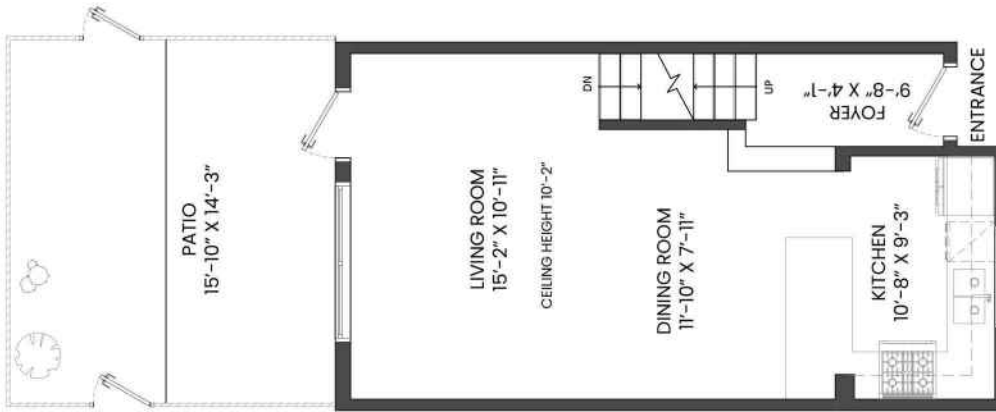
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755 WEST 42ND AVENUE, VANCOUVER, BC

LOWER FLOOR TOTAL: 89 SQ.FT. GARAGE: 247 SQ. FT.
 MAIN FLOOR TOTAL: 487 SQ.FT. PATIO: 225 SQ. FT.
 UPPER FLOOR TOTAL: 513 SQ.FT.
 TOP FLOOR TOTAL: 335 SQ.FT.
TOTAL: 1,424 SQ.FT.
 RECREATION ROOM: 176 SQ.FT.
GRAND TOTAL: 1,600 SQ.FT.

*DISCLAIMER: STRATA PLAN SHOWS 1,335 SQ.FT.



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Presented by:
Derek Kai PREC*

Chow & Kai Group
Rennie & Associates Realty Ltd.
Phone: 604-868-1666

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Active
R3107465

Board: V
Townhouse

755 W 42 AVENUE

Vancouver West
Oakridge VW
VSZ 2N8

Residential Attached

\$1,689,000 (LP)

(SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$1,689,000**
Meas. Type: Bedrooms: **3** Approx. Year Built: **2006**
Frontage(feet): Bathrooms: **2** Age: **20**
Frontage(metres): Full Baths: **2** Zoning: **CD-1**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$4,964.29**
Sq. Footage: **0.00** For Tax Year: **2025**
Flood Plain: P.I.D.: **026-843-421** Tax Inc. Utilities?:
View: : Tour:
Complex / Subdiv: **TOWNE 2**
First Nation
Services Conndt: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Brick, Glass, Mixed**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
of Fireplaces: R.I. Fireplaces: Rain Screen:
Fireplace Fuel: Metered Water:
Fuel/Heating: **Baseboard** R.I. Plumbing:
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Single**
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Mixed**

Legal: **STRATA LOT 7 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS2065 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Security System, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): **487**
Finished Floor (Above): **513**
Finished Floor (AbvMain2): **335**
Finished Floor (Below): **265**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,600 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,600 sq. ft.**

Units in Development:
Exposure: **North, South**
Mgmt. Co's Name: **KORECKI**
Maint Fee: **\$595.86**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal, Water**

Tot Units in Strata: **15** Locker:
Storeys in Building:
Mgmt. Co's #: **604-233-7772**
Council/Park Apprv?:

Suite:
Basement: **Fully Finished**
Crawl/Bsmt. Ht: # of Levels: **4**
of Kitchens: **1** # of Rooms: **9**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **Yes**
Short Term Lse-Details: **Minimum 30 days**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	10'8 x 9'3	Below	Recreation Room	15'6 x 9'11	1	Above	3	Yes
Main	Living Room	15'2 x 10'11			x	2	Abv Main 2	5	Yes
Main	Dining Room	11'10 x 7'11			x	3			
Above	Bedroom	10'8 x 8'6			x	4			
Above	Bedroom	15'4 x 10'11			x	5			
Above	Den	6'3 x 4'4			x	6			
Abv Main 2	Primary Bedroom	13'6 x 11'10			x	7			
Abv Main 2	Walk-In Closet	7'3 x 6'5			x	8			

Listing Broker(s): **Rennie & Associates Realty Ltd.**

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