
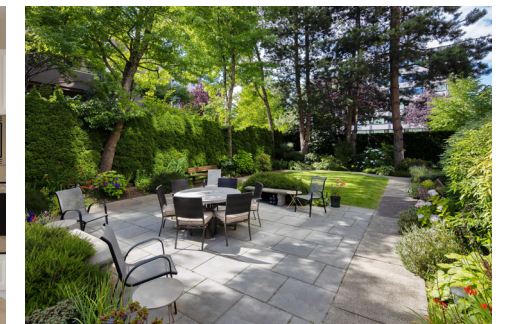


Active R2480827 Board: V Apartment/Condo	301 2108 W 38 AVENUE Vancouver West Kerrisdale V6M 1R8	Residential Attached \$1,030,000 (LP) (SP)																																																																																																			
	Sold Date: Meas. Type: Depth / Size (ft.): Lot Area (sq.ft.): 0.00 Flood Plain: Council Apprv?: Yes Exposure: If new, GST/HST inc?: Mgmt. Co's Name: GATEWAY PROPERTY MANAGEMENT Mgmt. Co's Phone: 604-635-5000 View: Yes: NW view of tree lined yard Complex / Subdiv: Wilshire Services Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer Type: City/Municipal	Frontage (feet): Frontage (metres): Bedrooms: 2 Bathrooms: 2 Full Baths: 2 Half Baths: 0 Maint. Fee: \$637.40 Approx. Year Built: 1992 Age: 28 Zoning: CD-1 Gross Taxes: \$2,472.20 For Tax Year: 2020 Tax Inc. Utilities?: P.I.D.: 017-845-823 Tour:																																																																																																			
Style of Home: Corner Unit Construction: Brick, Concrete, Concrete Frame Exterior: Brick, Concrete, Glass Foundation: Concrete Perimeter Rain Screen: Renovations: Other Water Supply: City/Municipal Fireplace Fuel: Gas - Natural Fuel/Heating: Baseboard, Hot Water, Natural Gas Outdoor Area: Balcony(s), Fenced Yard Type of Roof: Other	Reno. Year: 2016 R.I. Plumbing: Metered Water: R.I. Fireplaces: # of Fireplaces: 1	Total Parking: 2 Covered Parking: 2 Parking Access: Lane Parking: Garage; Underground, Visitor Parking Locker: Y Dist. to Public Transit: Units in Development: 41 Title to Land: Freehold Strata Property Disc.: Yes Fixtures Leased: : Fixtures Rmvd: : Floor Finish:																																																																																																			
Maint Fee Inc: Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Sewer, Water Legal: STRATA LOT 8 DISTRICT LOT 526 STRATA PLAN LMS450 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1. Amenities: Bike Room, Elevator, Garden, In Suite Laundry, Storage																																																																																																					
Site Influences: Central Location, Lane Access, Private Yard, Shopping Nearby, Treed Features:																																																																																																					
<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> </tr> </thead> <tbody> <tr><td>Main</td><td>Foyer</td><td>6'10 x 6'10</td><td></td><td></td><td>x</td><td></td><td></td><td>x</td></tr> <tr><td>Main</td><td>Living Room</td><td>16'11 x 14'7</td><td></td><td></td><td>x</td><td></td><td></td><td>x</td></tr> <tr><td>Main</td><td>Dining Room</td><td>16'11 x 8'1</td><td></td><td></td><td>x</td><td></td><td></td><td>x</td></tr> <tr><td>Main</td><td>Kitchen</td><td>11'6 x 9'6</td><td></td><td></td><td>x</td><td></td><td></td><td>x</td></tr> <tr><td>Main</td><td>Storage</td><td>5'2 x 5'0</td><td></td><td></td><td>x</td><td></td><td></td><td>x</td></tr> <tr><td>Main</td><td>Master Bedroom</td><td>13'11 x 11'2</td><td></td><td></td><td>x</td><td></td><td></td><td>x</td></tr> <tr><td>Main</td><td>Walk-In Closet</td><td>8'8 x 8'1</td><td></td><td></td><td>x</td><td></td><td></td><td>x</td></tr> <tr><td>Main</td><td>Bedroom</td><td>13'4 x 10'1</td><td></td><td></td><td>x</td><td></td><td></td><td>x</td></tr> <tr><td>Main</td><td>Patio</td><td>7'7 x 6'6</td><td></td><td></td><td>x</td><td></td><td></td><td>x</td></tr> <tr><td>Main</td><td>Laundry</td><td>8'1 x 7'3</td><td></td><td></td><td>x</td><td></td><td></td><td>x</td></tr> </tbody> </table>	Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions	Main	Foyer	6'10 x 6'10			x			x	Main	Living Room	16'11 x 14'7			x			x	Main	Dining Room	16'11 x 8'1			x			x	Main	Kitchen	11'6 x 9'6			x			x	Main	Storage	5'2 x 5'0			x			x	Main	Master Bedroom	13'11 x 11'2			x			x	Main	Walk-In Closet	8'8 x 8'1			x			x	Main	Bedroom	13'4 x 10'1			x			x	Main	Patio	7'7 x 6'6			x			x	Main	Laundry	8'1 x 7'3			x			x		
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Finished Floor (Main): 1,223 Finished Floor (Above): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 1,223 sq. ft. Unfinished Floor: 0 Grand Total: 1,223 sq. ft.	# of Rooms: 10 # of Kitchens: 1 # of Levels: 1 Crawl/Bsmt. Height: Restricted Age: 19+ # of Pets: Cats: Dogs: # or % of Rentals Allowed: Bylaws: Age Restrictions, Pets Not Allowed, Rentals Not Allowed Basement: None	Bath: 2 Floor # of Pieces: 4 Ensuite?: Yes Main 3 No Outbuildings: Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:																																																																																																			



#301-2108 West 38th Avenue, Vancouver

Live the good life in this upscale Northwest corner, third floor, two bedroom, two bathroom Wilshire residence in the heart of Kerrisdale. The excellent layout and fantastic condition includes new, high-end kitchen and laundry appliances, with new flooring and tile work from a 2016 renovation. The expansive living room with a gas fireplace and large bedrooms that share a balcony overlooking a tranquil yard and garden area, capture a beautiful interface of light and nature. A walk-in closet and large four-piece ensuite bathroom off the master bedroom plus a bonus storage room housing a built in vac-system provide lots of room. Plus a private storage room and two parking spaces are in the underground garage. Truly an exceptional residence in a coveted location that has much to offer. Showings by private appointment.

\$1,030,000

Leigh Freeman 778.233.8888

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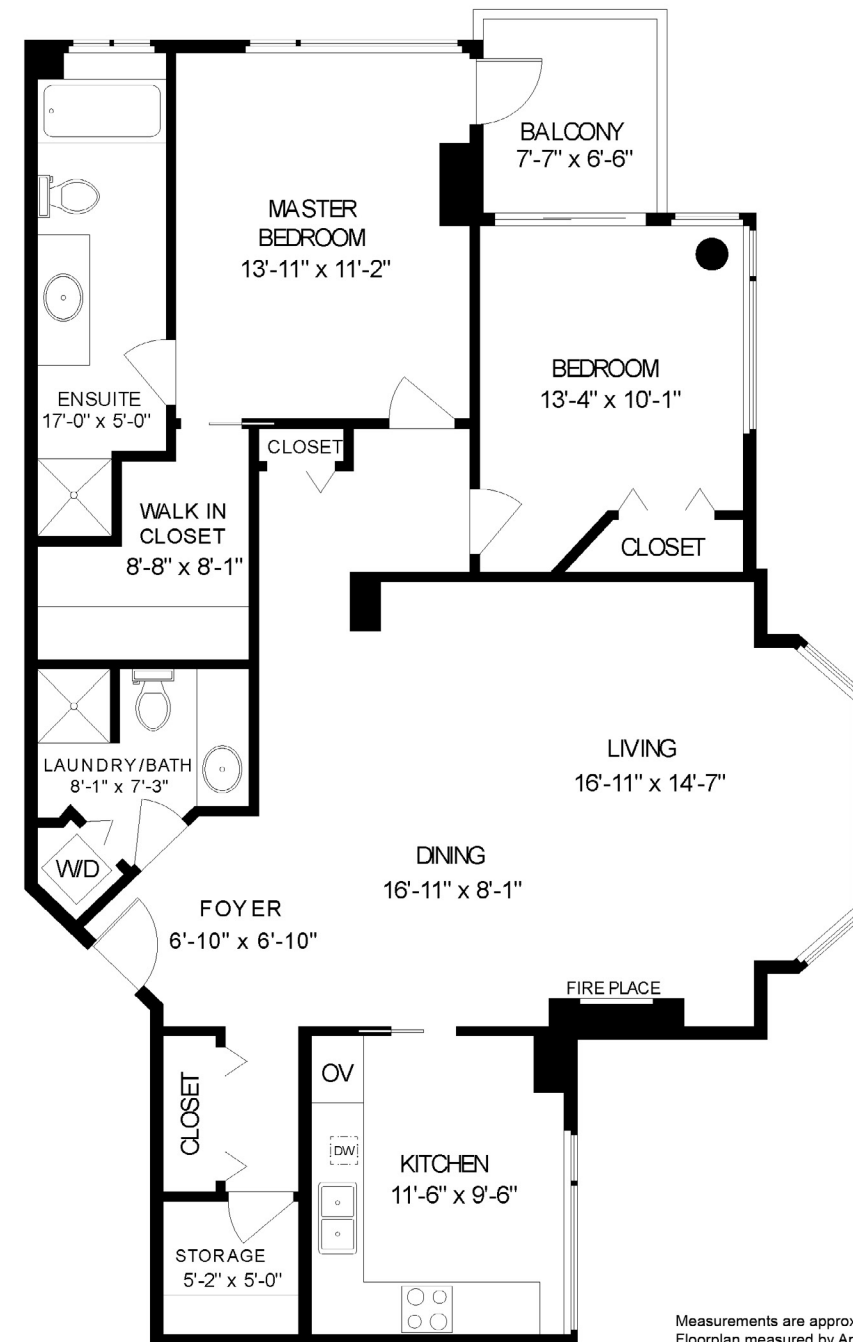
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TOTAL: **1223 SQFT**
 BALCONY: **50 SQFT**
 *Total taken from Strata S.L.8



TOTAL - 1223 SQFT
 Ceiling Height - 8'0"

Measurements are approximate and taken from interior walls. To be used for illustrative purposes only. Floorplan measured by Angus Macgillivray on July 24, 2020.