

Terminated

R2648884

Board: V, Attached
Townhouse

1217 WOLFE AVENUE

Vancouver West
Fairview VW
V6H 1S8

\$1,849,900 (LP)

(SP)



DOM: **371** List Date: **2/1/2022** Expiry Date: **4/6/2023**
 Prev. Price: **\$0** Original Price: **\$1,849,900** Sold Date:
 Meas. Type: If new,GST/HST inc?: **No** Approx. Year Built: **2022**
 Frontage (feet): **3** Bedrooms: **3** Age: **1**
 Frontage (metres): **3** Bathrooms: **3** Zoning: **RT-2**
 Depth/Size: **2** Full Baths: **2** Gross Taxes: **\$0.00**
 Sq. Footage: **0.00** Half Baths: **1** For Tax Year: **2022**
 Flood Plain: P.I.D.: **800-151-546** Tax Inc. Utilities?:
 View: **:** Tour:
 Complex / Subdiv: **Hampton Court**
 First Nation Reserve:
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **Water Supply: City/Municipal**

Style of Home: **2 Storey, End Unit**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board**
 Foundation: **Concrete Perimeter, Concrete Slab**
 Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Torch-On**

Total **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage; Single**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata** Dist. to School Bus:
 Seller's Interest: **Registered Owner** Land Lease Expiry Year:
 Property Disc.: **No : Under Construction**
 Fixtures Leased: **:**
 Fixtures Rmvd: **:**
 Floor Finish: **Hardwood, Tile**

Legal: **LOT A BLOCK 474 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLANEPP102911** Municipal Charges

Amenities: **In Suite Laundry**

Site Influences:
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Range Top, Security System, Smoke Alarm, Sprinkler - Fire**

Garbage:
Water:
Dyking:
Sewer:
Other:

Finished Floor (Main): 552	Units in Development: 7	Tot Units in Strata: 7	Locker:
Finished Floor (Above): 655	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Colyvan Property Management	Mgmt. Co's #: 604-683-8399	
Finished Floor (Below): 0	Maint Fee: \$304.63	Council/Park Apprv:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Sewer, Water		
Finished Floor (Total): 1,207 sq. ft.	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed	# of Pets: 2	Cats: Yes Dogs: Yes
Unfinished Floor: 0	Restricted Age:		
Grand Total: 1,207 sq. ft.	# or % of Rentals Allowed: 100		
Suite:	Short Term(<1yr)Rnt/Lse Alwd?: Yes		
Basement: Crawl	Short Term Lse-Details: No Current Restriction. Standard Strata Property Act Bylaws.		
Crawl/Bsmt. Ht: 3'			
# of Levels: 2			
# of Kitchens: 1			
# of Rooms: 7			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Living Room	10'3 x 8'4			x	1	Main	2	No
Main	Kitchen	14'8 x 9'3			x	2	Above	4	Yes
Main	Dining Room	10'4 x 9'3			x	3	Above	4	No
Above	Primary Bedroom	10'3 x 9'7			x	4			
Above	Walk-In Closet	6'8 x 4'7			x	5			
Above	Bedroom	11'11 x 8'10			x	6			
Above	Bedroom	8'10 x 8'8			x	7			
		x			x	8			

List Broker 1: **Oakwyn Realty Ltd. - Office: 604-620-6788** List Broker 3:
 List Desig Agt 1: **Michael Uy PREC* - Phone: 604-780-6468** **muy@oakwyn.com**
 List Broker 2: **Oakwyn Realty Ltd. - Office: 604-620-6788**
 List Desig Agt 2: **Akash Sidhu PREC* - Phone: 778-829-4076** 3
 Sell Broker 1:
 Sell Sales Rep 1: 2 3:
 Owner: **Aneek Development Ltd.**
 Commission: **3.22% ON THE FIRST \$100K AND 1.1625% ON THE BALANCE**
 Appointments: **Touchbase**
 Call: **Kate**
 Phone: **604-346-6920**
 Occupancy: **Under Construction**

Realtor Remarks: **Measurements are approximate and taken from the strata plan, please refer to the Disclosure Statement if important. One of 7 units under construction and estimated to complete Spring 2023. Only 10% deposit. Please send a touchbase with your email address to be sent floorplans/pricing of all available units. Price does not include GST. No Presentation Centre, private appointment only at Oakwyn's head office. Call Kate for a quick response to your questions.**

An exclusive collection of seven unique three-bedroom townhomes, primely located on the corner of West 16th and Wolfe Avenue in lower Shaughnessy. Hampton Court unites four contemporary townhomes alongside the charming "Baldwin Residence" Heritage Home built in 1911. Designed to reflect the sophistication and timeless character of the neighbourhood, these homes also put functionality at the forefront for modern living. Features include one car private garages with every home, gourmet kitchens, radiant heat, integrated appliances, A/C, engineered wood flooring and smart home technology. Bonus storage rooms and crawl spaces below. More floorplans available. Est. completion late 2022. Please call for a brochure and more details!

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