

**7353 Yew, Property Manager Ed Yang - South View Pty Mgt 604-270-8811 or Malia, e.emmanual@telus.net // For Elevator addition contact Architect Keith Jacobson 604-261-5619 or 604-612-4132 (c) // 7349 owner next door put in \$2M in renos incl a roof deck and elevator // Seller paid \$18K to put in a new water line // Spoke to Laura at COV 604-873-7000 possible to put in Elevator and roof deck // Architectural Drawings - I also checked with city, elevator, roof deck and adding another room on the deck is all possible - lots of FSR left to do this - plans in building pics permitquestions@vancouver.ca //**

**7353 Yew Street, Southlands, Vancouver, V6P 5W4 (SL13) – 4205 sf, 3 level 4 bed, 4 bath home - 1st time on the market, Welcome to this unique 13 unit Bare Land Strata complex at “Yewbrook Place” Quiet country elegance with views overlooking the 18th fairway of the Marine Drive Golf Course. Fantastic Town Home awaits your pleasure in this exclusive and private setting. Large principle rooms, garden oasis with plenty of outdoor space with 3 terraces and huge 500 sf 2 car garage, forced air heating, A/C in kit/din/masbr. Rarely available and truly unique bare land strata complex with big sf. (4,205 sq ft – Strata Plan says 3689 sf – measured by KEYPLAN). There isn't another complex like it in the City of Vancouver. Don't wait on this one. Go to realtors web site for feature sheet, floor plan.**

**7353 Yew Link to Listing Website;**<https://bcforsale.net/m-r2542365-364-33993-2/7353-yew-street>

#### **Feature Sheet**

[https://bccondos.net/uploads/vancouver33993/7353\\_yew\\_info\\_sheet\\_master.pdf](https://bccondos.net/uploads/vancouver33993/7353_yew_info_sheet_master.pdf)

#### **Title, Form B, PDS – Call For Password**

[https://bccondos.net/uploads/vancouver33993/form\\_b\\_title\\_pds\\_call\\_for\\_password.pdf](https://bccondos.net/uploads/vancouver33993/form_b_title_pds_call_for_password.pdf)

#### **Youtube Video**

<https://www.youtube.com/watch?v=KOzUOZyZhPw>

#### **Link to building web site**

<https://bccondos.net/7353-yew-st>

#### **Strata Minutes Link – Call For Password**

<https://bccondos.net/strata/7353-yew-st/>

#### **Complex Site Map**

<https://www.dropbox.com/s/4n9jbuucmhob1v0/Complex%20Site%20Map.pdf?dl=0>

### **Strata Plan**

<https://www.dropbox.com/s/9r1x132chl7gndp/Strata%20Plan%20vas1055.pdf?dl=0>

### **Common Area Pics and Videos**

<https://www.dropbox.com/sh/hc5b5kco7byhxqi/AADsja4cnX8ID3azYZMzvEPla?dl=0>

### **COV Architectural Drawings of 7353 Yew**

<https://www.dropbox.com/sh/x49agcd0t2veu2w/AABqcBmlk0Pj6-AmWuMRFbzxa?dl=0>

### **Pic of Roof Deck Next Door**

<https://www.dropbox.com/s/f85u1puq805c8qv/04-Roof%20Deck%20Next%20Door.JPG?dl=0>

### **Area Listings**

[https://www.bcondosandhomes.com/#/?lat=49.21981882506902&lng=-123.16152619167939&zoom=16&sold=false&openhouse=false&price\\_from=75000&price\\_to=2000000&beds=0%2B&baths=0%2B&kitchens=0%2B&sqft\\_from=0&sqft\\_to=10000&built\\_from=1900&built\\_to=2020&lotsize\\_from=0&lotsize\\_to=43560000&frontage=0&levels=1%2B&dollarfoot\\_from=0&dollarfoot\\_to=2000&parking=0&days\\_back=720&price\\_reduced=0&dom=720&keywords&types=house%2Ctownhouse%2Capartment&restrictions&features&media](https://www.bcondosandhomes.com/#/?lat=49.21981882506902&lng=-123.16152619167939&zoom=16&sold=false&openhouse=false&price_from=75000&price_to=2000000&beds=0%2B&baths=0%2B&kitchens=0%2B&sqft_from=0&sqft_to=10000&built_from=1900&built_to=2020&lotsize_from=0&lotsize_to=43560000&frontage=0&levels=1%2B&dollarfoot_from=0&dollarfoot_to=2000&parking=0&days_back=720&price_reduced=0&dom=720&keywords&types=house%2Ctownhouse%2Capartment&restrictions&features&media)

### **Area Sales**

[https://www.bcondosandhomes.com/#/?lat=49.21981882506902&lng=-123.16152619167939&zoom=16&sold=true&openhouse=false&price\\_from=75000&price\\_to=2000000&beds=0%2B&baths=0%2B&kitchens=0%2B&sqft\\_from=0&sqft\\_to=10000&built\\_from=1900&built\\_to=2020&lotsize\\_from=0&lotsize\\_to=43560000&frontage=0&levels=1%2B&dollarfoot\\_from=0&dollarfoot\\_to=2000&parking=0&days\\_back=720&price\\_reduced=0&dom=720&keywords&types=house%2Ctownhouse%2Capartment&restrictions&features&media](https://www.bcondosandhomes.com/#/?lat=49.21981882506902&lng=-123.16152619167939&zoom=16&sold=true&openhouse=false&price_from=75000&price_to=2000000&beds=0%2B&baths=0%2B&kitchens=0%2B&sqft_from=0&sqft_to=10000&built_from=1900&built_to=2020&lotsize_from=0&lotsize_to=43560000&frontage=0&levels=1%2B&dollarfoot_from=0&dollarfoot_to=2000&parking=0&days_back=720&price_reduced=0&dom=720&keywords&types=house%2Ctownhouse%2Capartment&restrictions&features&media)

### **2 Recent Sales in the Complex for \$3.8M**

[https://www.dropbox.com/sh/jj2fiqtsxvqh6p0/AABGPijGb3p7Qjd-6kw\\_chrHa?dl=0](https://www.dropbox.com/sh/jj2fiqtsxvqh6p0/AABGPijGb3p7Qjd-6kw_chrHa?dl=0)

### **Golf Club Membership Prices**

[https://bccondos.net/uploads/vancouver33993/2021\\_membership\\_guide\\_by\\_marine\\_drive\\_golf\\_club\\_issuu.pdf](https://bccondos.net/uploads/vancouver33993/2021_membership_guide_by_marine_drive_golf_club_issuu.pdf)

**NewsArticle**

<https://www.dropbox.com/s/52z7acbq73yn53x/Marine%20Drive%20Golf%20Club%20-%20A.E%20Philp%203rd%20generation%20appalled....pdf?dl=0>

**Team Disclosure**

<https://www.dropbox.com/s/yfhk93wmf2757mw/Team%20Disclosure%20Form%20-%20New.pdf?dl=0>