

# #3 - 2717 Horley Street, Vancouver

\$1,038,800



**Incredible MOVE IN READY corner 3 bedroom townhouse** with a legal lock off suite perfect for those looking for a mortgage helper or for extra space. Welcome to Avvida - A boutique collection of 10 Townhomes situated on a QUIET tree lined street close to parks, schools, shopping & transit including skytrain. Contemporary Chef's kitchen: LG stainless steel full size appliances, polished quartz counters w/breakfast peninsula & full height cabinetry. Your home offers over height ceilings, cabinetry for your entertainment system, built ins in the bedrooms & a full size washer/dryer. Downstairs you will find an open concept 1 bedroom suite with full kitchen with its own address & entrance from outside. Upstairs has been freshly painted & is move in ready! 1 parking & locker included.

## KEY INFORMATION

ADDRESS: #3 - 2717 Horley Street, Vancouver

PRICE: \$1,038,800

AREA: Collingwood

TYPE: 3 Bedroom + 2 Bathroom

SQ FT: 1,064 SF (Strata Plan shows 1,009 SF)

YEAR BUILT: 2019

TAX: \$2,880.81 (2023)

STRATA FEES: \$362.36

## FEATURES

PARKING: 1 (#1)

LOCKER: 1 (#3)

PETS: Combination of 2

RENTALS: No Airbnb

ELEMENTARY: John Norquay Elementary

HIGH SCHOOL: Windermere Secondary



**Derek Kai** PERSONAL REAL ESTATE CORPORATION  
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**rennie**

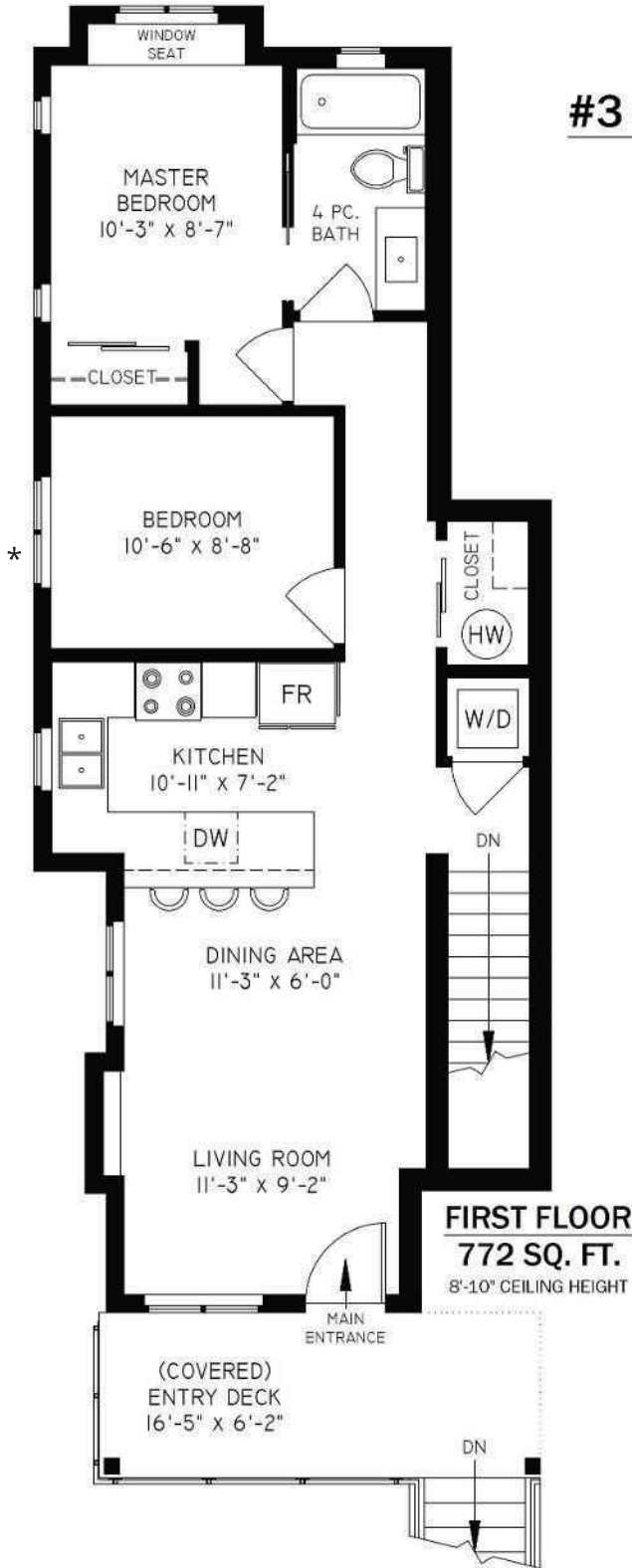


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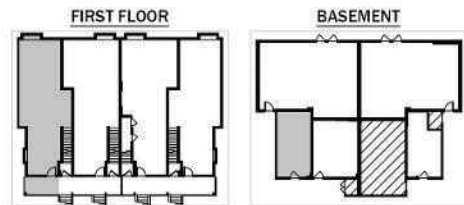
**#3 - 2717 HORLEY STREET  
VANCOUVER  
1064 SQ. FT.**

8'-0" - 8'-10" CEILING HEIGHTS



**FIRST FLOOR  
772 SQ. FT.**  
8'-10" CEILING HEIGHT

**BASEMENT  
292 SQ. FT.**  
8'-0" CEILING HEIGHT



FLOOR	AREA (SQ. FT.)	
	FINISHED	DECK
FIRST	772	72
BASEMENT	292	-
<b>TOTAL</b>	<b>1064 *</b>	<b>72</b>



THE REPRESENTED FLOOR PLANS ARE NOT SUITABLE FOR CONSTRUCTION/ARCHITECTURAL PURPOSES. EVERY EFFORT HAS BEEN MADE TO REPRESENT ALL DIMENSIONS ACCURATELY. ESD INCORPORATED.



\* Strata Plan Shows 1,009 sq. ft.



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Presented by:  
**Derek Kai PREC\***  
 Rennie & Associates Realty Ltd.  
 Phone: 604-868-1666  
 dkai@rennie.com



**Active**  
**R2825072**  
 Board: V  
 Townhouse

**3 2717 HORLEY STREET**  
 Vancouver East  
 Collingwood VE  
 V5R 4R7

Residential Attached  
**\$1,038,800 (LP)**  
 (SP)



Sold Date: If new,GST/HST inc?:  
 Meas. Type: Bedrooms: **3**  
 Frontage(feet): Bathrooms: **2**  
 Frontage(metres): Full Baths: **2**  
 Depth / Size (ft.): Half Baths: **0**  
 Sq. Footage: **0.00**  
 Flood Plain: P.I.D.: **030-843-375**  
 View: **Yes :Tree Lined Street**  
 Complex / Subdiv:  
 First Nation  
 Services Conndt: **Electricity, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$1,038,800**  
 Approx. Year Built: **2019**  
 Age: **4**  
 Zoning: **RM-7**  
 Gross Taxes: **\$2,880.81**  
 For Tax Year: **2023**  
 Tax Inc. Utilities?: **No**  
 Tour:

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Glass, Fibre Cement Board, Mixed**  
 Foundation: **Concrete Perimeter**

Total Parking: **1** Covered Parking: **0** Parking Access: **Lane**  
 Parking: **Open**  
 Dist. to Public Transit: **near** Dist. to School Bus: **near**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: :  
 Fixtures Rmvd: :  
 Floor Finish: **Laminate, Mixed, Tile**

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

Legal: **STRATA LOT 3, PLAN EPSS010, DISTRICT LOT 37, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Sprinkler - Fire**

Finished Floor (Main): **772**  
 Finished Floor (Above): **0**  
 Finished Floor (AbvMain2): **0**  
 Finished Floor (Below): **292**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **1,064 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **1,064 sq. ft.**

Units in Development:  
 Exposure: **Northwest**  
 Mgmt. Co's Name: **Sutton Max Realty**  
 Maint Fee: **\$362.36**  
 Maint Fee Includes: **Garbage Pickup, Gardening, Management, Water**  
 Tot Units in Strata: **10** Locker: **Yes**  
 Storeys in Building:  
 Mgmt. Co's #: **604-227-3399**  
 Council/Park Apprv?:

Suite: **Legal Suite**  
 Basement: **Fully Finished**  
 Crawl/Bsmnt. Ht: # of Levels: **2**  
 # of Kitchens: **2** # of Rooms: **9**  
 Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**  
 Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **No**  
 # or % of Rentals Allowed:  
 Short Term (<1yr)Rnt/Lse Alwd?: **No**  
 Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	10'11 x 7'2	Below	Bedroom	7'10 x 6'1	1	Main	4	Yes
Main	Living Room	11'3 x 9'2			x	2	Below	4	No
Main	Dining Room	11'3 x 6'0			x	3			
Main	Primary Bedroom	10'3 x 8'7			x	4			
Main	Bedroom	10'6 x 8'8			x	5			
Main	Patio	16'5 x 6'2			x	6			
Below	Kitchen	6'6 x 3'0			x	7			
Below	Living Room	14'5 x 11'6			x	8			

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

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