

FOR SALE & for living

KING EDWARD VILLAGE
#552 - 1432 Kingsway
Vancouver



#552 - 1432 Kingsway, Vancouver

Welcome to King Edward Village! Rarely available perfectly laid out spacious TOP FLOOR 1 bedroom plus flex unit and cheater ensuite bathroom with OVER-HEIGHT CEILINGS located on the quiet side of the building facing the green courtyard. This bright open one bedroom + flex floorplan features tons of storage & a large living area plus balcony perfect for entertaining & BBQing. Open concept plan with an island kitchen with granite countertops, eating bar with Frigidaire appliances and laminate flooring. Great location: 15 minutes to Richmond, Downtown Vancouver & Metrotown with Save On Foods, Vancouver Library, TD Bank & many great restaurants downstairs! 1 parking & 1 storage included.

INFORMATION YOU NEED TO KNOW:

PRICE	\$349,900
ADDRESS	#552 - 1432 Kingsway, Vancouver
AREA	Knight
TYPE	1 Bedroom + Office + Balcony
BATHS	1
SQ FT	556
STRATA FEES	\$183.73
PARKING	1 - P3 - 9
STORAGE	Yes - P4 - 59
YEAR BUILT	2008
VIEW	South
PETS	Yes - 1
RENTALS	Yes

INFORMATION YOU *want* TO KNOW:



Transit

0.1 km



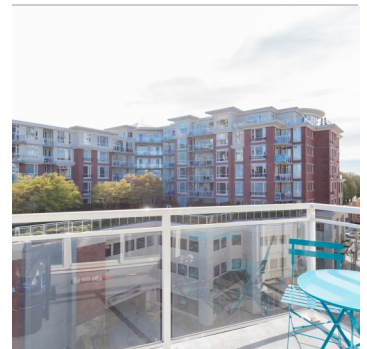
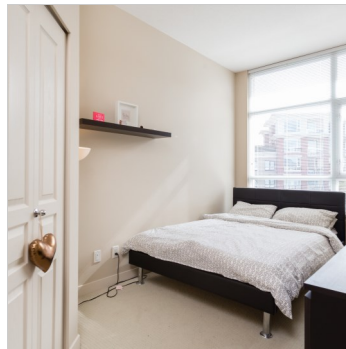
Nearest Park
Kingcrest Park



Schools nearby:
Little Cedar Montessori



Coffee shops within 1 km:
6



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Active
R2050679
Board: V
Apartment/Condo

552 1432 KINGSWAY

Vancouver East
Knight
V5N 5Y6

Residential Attached
\$349,900 (LP)
(SP) **M**



Sold Date:	Frontage (feet):	Original Price: \$349,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 2008
Depth / Size (ft.):	Bedrooms: 1	Age: 8
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: CD-1
Flood Plain:	Full Baths: 1	Gross Taxes: \$1,042.93
Approval Req?:	Half Baths: 0	For Tax Year: 2015
Exposure: South	Maint. Fee: \$183.73	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 027-490-181
Mgmt. Co's Name: COLYVAN PACIFIC		Tour:
Mgmt. Co's Phone: 604-683-8399		
View: Yes: QUIET AND SUNNY COURTYARD VIEW		
Complex / Subdiv: KING EDWARD VILLAGE II		
Services Connected: Electricity, Sanitary Sewer, Water		

Style of Home: Inside Unit, Penthouse	Total Parking: 1	Covered Parking: 1	Parking Access: Side
Construction: Concrete	Parking: Garage; Underground, Visitor Parking		
Exterior: Brick, Mixed			Locker: Y
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: CLOSE	Dist. to School Bus: CLOSE
Rain Screen: Full	R.I. Plumbing:	Units in Development:	Total Units in Strata: 192
Renovations: Partly	R.I. Fireplaces:	Title to Land: Freehold NonStrata	
Water Supply: City/Municipal	# of Fireplaces: 0	Seller's Interest: Registered Owner	
Fireplace Fuel: None		Property Disc.: Yes	
Fuel/Heating: Baseboard, Electric, Natural Gas		Fixtures Leased: No	
Outdoor Area: Balcony(s)		Fixtures Rmvd: No	
Type of Roof: Other		Floor Finish: Laminate, Mixed, Tile	

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal**
Legal: **PL BCS2869 LT 91 DL 352 LD 36**

Amenities: **Club House, Elevator, Exercise Centre, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Microwave, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 9'2"			x			x
Main	Dining Room	10' x 9'11"			x			x
Main	Living Room	9'7 x 8'9"			x			x
Main	Bedroom	13'5 x 8'8"			x			x
Main	Walk-In Closet	5' x 5'			x			x
Main	Storage	4'1 x 6'6"			x			x
Main	Patio	6'2 x 9'			x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	556	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	556 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed, Rentals Allowed			5				Door Height:
Grand Total:	556 sq. ft.	Basement: None			6				
					7				
					8				

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

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