

Active
R2734552
 Board: V, Attached
 Apartment/Condo

608 235 KEITH ROAD

West Vancouver
 Cedardale
 V7T 1L5

\$685,000 (LP)
 (SP)



DOM: **26** List Date: **10/27/2022** Expiry Date: **1/31/2023**
 Prev. Price: **\$0** Original Price: **\$685,000** Sold Date:
 Meas. Type: If new,GST/HST inc?: Approx. Year Built: **1968**
 Frontage (feet): Bedrooms: **1** Age: **54**
 Frontage (metres): Bathrooms: **1** Zoning: **STRATA**
 Depth/Size: Full Baths: **1** Gross Taxes: **\$1,469.40**
 Sq. Footage: **0.00** Half Baths: **0** For Tax Year: **2021**
 Flood Plain: P.I.D.: **005-696-020** Tax Inc. Utilities?:
 View: : Tour: **Virtual Tour URL**
 Complex / Subdiv: **Spuraway Gardens**
 First Nation Reserve:
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Corner Unit, Ground Level Unit**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Renovations: Reno. Year:
 # of Fireplaces: R.I. Fireplaces: Rain Screen:
 Fireplace Fuel: Metered Water:
 Fuel/Heating: **Hot Water, Natural Gas** R.I. Plumbing:
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**
 Total **1** Covered Parking: **1** Parking Access:
 Parking: **Garage; Underground**
 Dist. to Public Transit: **Nearby** Dist. to School Bus: **Nearby**
 Title to Land: **Freehold Strata** Land Lease Expiry Year:
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: :
 Floor Finish: **Mixed**

Legal: **STRATA LOT 61, PLAN VAS732, DISTRICT LOT 763, 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 1 OR V, AS APPROPRIATE** Municipal Charges
 Amenities: **Club House, Garden, Guest Suite, Pool; Outdoor** Garbage:
 Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby** Water:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings** Dyking:
 Sewer:
 Other:

Finished Floor (Main): **778** Units in Development: Tot Units in Strata: Locker: **Yes**
 Finished Floor (Above): **0** Exposure: Storeys in Building:
 Finished Floor (AbvMain2): **0** Mgmt. Co's Name: **The Wynford Group** Mgmt. Co's #: **604-261-0285**
 Finished Floor (Below): **0** Maint Fee: **\$460.71** Council/Park Apprv:
 Finished Floor (Basement): **0** Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Other, Recreation Facility, Sewer, Water**
 Finished Floor (Total): **778 sq. ft.** Bylaw Restrictions: **Pets Not Allowed, Rentals Allwd w/Restrctns**
 Unfinished Floor: **0** Restricted Age: # of Pets: Cats: Dogs:
 Grand Total: **778 sq. ft.** # or % of Rentals Allowed:
 Suite: Short Term (<1yr)Rnt/Lse Alwd?: **No**
 Basement: **None** Short Term Lse-Details:
 Crawl/Bsmt. Ht: # of Levels: **1**
 # of Kitchens: **1** # of Rooms: **5**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Living Room	15'4 x 10'6			x	1	Main	5	No
Main	Dining Room	10'11 x 8'2			x	2			
Main	Kitchen	9'6 x 8'2			x	3			
Main	Foyer	4'4 x 9'10			x	4			
Main	Bedroom	15'4 x 10'6			x	5			
					x	6			
					x	7			
					x	8			

List Broker 1: **Oakwyn Realty Ltd. - OFC: 604-630-7233** List Broker 3:
 List Desig Agt 1: **Bernadette Dunnigan PREC* - Phone: 778-835-0599** **Bernadette@Dunniganhomes.com**
 List Broker 2: **3** Appointments: **Touchbase**
 List Desig Agt 2: **3** Call: **Touchbase**
 Sell Broker 1: **3** Phone: **778-835-0599**
 Sell Sales Rep 1: **2** **3**
 Owner: ****Privacy Protected** Scott Edward Hanna**
 Commission: **3.22% ON THE FIRST \$100,000 AND 1.15% ON THE BALANCE** Occupancy: **Owner**

Realtor **Floor plan differs from strata plan measurements at 745 Sqft. Please include team disclosure with any offer.**
 Remarks:

This beautifully reimagined, fully-renovated ground floor unit feels like a townhouse, boasts open-concept living, a private, oversized garden patio, and is nestled in Spurway Gardens, a resort-like oasis. This light-filled condo with hardwood floors & a charming wood fireplace, offers an entertainers open plan with renovated white kitchen with upgraded stainless steel appliances, quartz countertops & new backsplash. The bright, spacious rooms allow for large house-sized furniture & the enormous fenced patio offers ample room for lounging, dining, bbqing, & easy access to the gorgeous outdoor pool & clubhouse. Brand new IN-SUITE laundry, covered parking and storage. Enjoy the beautifully, well maintained, resort-like feel of Spurway Gardens for entertaining & for its fantastic amenities.