

Feature Sheet

309 - 2268 Redbud Lane, Vancouver
Kitsilano Living @ Arbutus Walk



Price: \$624,900
Type: Apartment
Beds: 2
Baths: 2
Built: 1998
Size: 877 Sq.Ft.
Mnt Fee: \$273
Taxes: \$2089 (2013)

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Vancouver, Kitsilano
309 - 2268 Redbud Lane, V6K 4S6

MLS# V1062588
\$624,900

Residential Attached
Active



Complex/Subdiv: **ANSONIA**
 Frontage: Bedrooms: **2** PID: **024-245-143**
 Depth/Size: Bathrooms: **2** Approx Yr Blt: **1998**
 Lot Area SqFt: **0** Half Baths: **0**
 Rear Yard Exp: Full Baths: **2**
 Taxes: **\$2,089 (2013)**
 Type: **Apartment Unit**
 View:

Style of Home:	Inside Unit	Total Parking:	2	Covered Parking:	2
Construction:	Concrete	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground, Visitor Parking		
Exterior:	Concrete, Brick, Mixed				
Rainscreen:		Dist to Public Trans:	0.5	Dist to School Bus:	0.5
Type of Roof:	Tar & Gravel	Possession:			
Reno Year:	2014	Title to Land:	Freehold Strata		
Flooring:	Hardwood	Seller's Interest:			
Water Supply:	City/Municipal				
Heat/Fuel:	Electric, Baseboard	Property Disclosure:	Y		
No. of Fireplaces:	1	Outdoor Area:	Patio(s)		
Fireplace Fuel:	Gas - Natural	Units in Development:	0	Total Units in Strata:	0
Locker:	Yes	Property Disclosure:	Y		
Mngmt Co:	Gateway	Maint Fee:	\$273		
Mngmt Ph:	604-635-5000				

Maint Charge Incl: **Gas, Hot Water, Management**
 Legal: **PL LMS3460 LT 31 DL 526 LD 36 IN PROPORTION TO THE**
 Amenities: **In Suite Laundry, Elevator, Bike Room**
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'3 x 11'10			x			x
Main F.	Kitchen	10'7 x 8'2			x			x
Main F.	Dining	10'7 x 7'6			x			x
Main F.	Master Bedroom	18'1 x 10'4			x			x
Main F.	Bedroom	14'1 x 9'0			x			x
Main F.	Patio	17'2 x 8'0			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Total Floor Area:	877 Sq.Ft.	Bathrooms	
Total # Rooms:	6	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Levels:	1	2	4 Piece; Ensuite: N; Level: Main F.
Basement:	None	3	
Restricted Age:		4	
# Pets / Cats; Dogs:		5	
Virtual Tour URL:	http://www.pixilink.com/tours7/5165	6	
		7	
		8	

National award winning ANSONIA! This Beautiful CONCRETE building is inspired by the classic New York brownstone featuring brick and stone detailing. Located in sought after Arbutus Walk neighbourhood in Upper Kitsilano. This bright & sunny two bedroom unit has been meticulously kept. It's all here...fantastic open floor plan with 9' ceilings, large bedrooms w/ master ensuite, open kitchen, breakfast bar, insuite laundry, gas fireplace & covered balcony. TWO side by side Parking and storage locker. Connaught Park, Kitsilano Community Centre, restaurants & cafes just steps away. Rentals restricted. This is a well run quality building!

The enclosed information while deemed to be correct, is not guaranteed.
 If your home is listed with another broker, this is not intended as a solicitation.