

Presented by:
Lima Liao
 Sutton Group - Killarney Realty
 Email: lima@sutton.com
 Phone: 604-618-5000

Collingwood VE, Vancouver East Residential Attached
312 5189 GASTON ST **MLS # V624105** **Sold**



List Price: \$259,000	Sale Price: \$248,000	Days on Market: 24
Original Price: \$259,000	Sale Date: 11-Jan-07	
Previous Price:	Subdiv/Complex:	
Depth/Size:	View:	
Frontage:	Postal Code: V5R 6C7	Type: Apartment Unit
Lot SqFt: 0	Bedrooms: 2	Approx Yr Blt: 1996
Exposure:	Bathrooms: 2	Age at List Date: 10
Stories in Bldg:	Full Baths: 1	Zoning: CD1
Flood Plain:	Half Baths: 1	Taxes: \$882 / 2006
Meas. Type: Imperial		Gst Incl:
Fixtures Lsd: No		Apprvl Reqd:
Fixt Removed: N		Occupancy: Vacant
		Tax Incl Utilities: Y

Style of Home: Corner Unit	Total Parking: 1	Covered Parking: 1
Construction: Concrete	Parking Stall #: 144	Parking Stall Owned:
Foundation: Concrete Perimeter	Parking Access: Front	
Exterior: Stucco	Parking Facilities: Garage; Underground	
Rain Screen:	Dist to Public Trans: 1	Dist to School/Bus: 1
Type of Roof: Tar & Gravel	Units in Development:	Total Units in Strata: 107
Renovations:	Locker: Yes	Locker #: 107
Flooring: Wall/Wall/Mixed	Possession:	
Water Supply: City/Municipal	Title to Land: Freehold Strata	
Heat/Fuel: Electric	Seller's Interest: Registered Owner	
No. of Fireplaces: 0	Mortgage Info: 0 -	
Fireplace Fuel: None	Property Disclosure: / Yes	
Outdoor Area: Balcony(s)	Bylaw Restrictions: Pets Allowed, Rentals Not Allowed	
Mngmt Co/Phone: KYLE / 604-732-5263		
Mo. Maint Charge: \$205.71		

Maint Charge Incl: **Gardening, Garbage Pickup, Hot Water, Management, Recreation Facility**

Legal: **PL LMS2211 LT 34 LD 36 DISTRICT LOT 36 & 37, UNDIV 745/159532 SHARE IN** PID: **023-268-026**
 Amenities: **In Suite Laundry, Recreation Center**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11'2 X 11'						
Main F.	Dining	11'2 X 7'						
Main F.	Kitchen	7'9 X 7'5						
Main F.	Master Bedroom	11'6 X 10'6						
Main F.	Bedroom	9' X 8'9						

Floor Area (SqFt):	Total # Rooms: 5	Bathrooms:
Finished Floor Area Main: 745	Finished Levels: 1	1 2 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 745	Restricted Age:	5
	# Pets; Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 745		8

Listing Broker(s): **(1) RE/MAX City Realty**

Very well priced! 2 bdrms & 1.5 baths (master bdrm w/ 2 pieces). Very functional layout. Insuite laundry. Open balcony, corner unit facing NE. 1 owner home, neat & clean, freshly painted. Steps to Joyce skytrain, parks, tennis courts, community centre, Kingsway shopping. Min. 15% downpayment required. Buyer to verify measurements. 1 u/g parking & locker. Pets ok. No more rentals avail.