

Presented by:
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Collingwood VE, Vancouver East Residential Attached
902 5189 GASTON ST **MLS # V632934** **Sold**



List Price: \$228,000	Sale Price: \$228,000	Days on Market: 95
Previous Price: \$239,000	Sale Date: 01-Jun-07	
Original Price: \$239,000	Subdiv/Complex: COLLINGWOOD VILLAGE	
Frontage:	View:	
Depth/Size:	Postal Code: V5R 6C7	Type: Apartment Unit
Lot SqFt: 0		Approx Yr Blt: 1996
Exposure: SE	Bedrooms: 1	Age at List Date: 11
Stories in Bldg: 20	Bathrooms: 1	Zoning: CD-1
Flood Plain:	Full Baths: 1	Taxes: \$717 / 2006
Meas. Type:	Half Baths: 0	Gst Incl:
Fixtures Lsd: No		Apprvl Reqd:
Fixt Removed:		Occupancy: Owner
		Tax Incl Utilities: N

Style of Home: Inside Unit	Total Parking: 1	Covered Parking: 1
Construction: Concrete	Parking Stall #: Y	Parking Stall Owned:
Foundation: Concrete Perimeter	Parking Access: Front	
Exterior: Concrete / Mixed	Parking Facilities: Garage; Underground	
Rain Screen:		
Type of Roof: Tar & Gravel	Dist to Public Trans: CLOSE	Dist to School/Bus: CLOSE
Renovations:	Units in Development:	Total Units in Strata: 242
Flooring: Wall/Wall/Mixed	Locker:	Locker #:
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Baseboard / Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 0	Seller's Interest: Registered Owner	
Fireplace Fuel:	Mortgage Info: 0 -	
Outdoor Area: Balcony(s)		
	Property Disclosure: / Yes	
Mngmt Co/Phone: KYLE PROPERTIES / 604-732-5263	Bylaw Restrictions: Rentals Allowed w/Restrictions	
Mo. Maint Charge: \$156.00		

Maint Charge Incl: **Caretaker, Gardening, Garbage Pickup, Gas, Hot Water, Management**

Legal: **PL LMS2211 LT 100 LD 36 DL 36 & 37, UNDIV 574/1595** PID: **023-268-697**
 Amenities: **In Suite Laundry, Playground, Storage**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

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

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
Main F.	Living Room	14'10 X 10'8						
Main F.	Dining	10' X 6'						
Main F.	Kitchen	7'9 X 7'6						
Main F.	Bedroom	12'8 X 9'8						

Floor Area (SqFt):	Total # Rooms: 4	Bathrooms:
Finished Floor Area Main: 574	Finished Levels: 1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2 0 Piece; Ensuite: N
Finished Floor Area Down: 0		3 0 Piece; Ensuite: N
Finished Floor Area Bsmt: 0	Bsmt Height: 4	
Total Finished Floor Area: 574	Restricted Age: 5	
	# Pets; Cats; Dogs: 6	
Unfinished Floor Area: 0	# or % Rentals: 7	
Grand Total Floor Area: 574		8

Listing Broker(s): **(1) Sutton Group Killarney Realty**

Near Joyce Station. Bright and spacious 1-Bedroom facing Southeast outlook to Park and tennis courts. Insuite laundry and balcony. Pets and rentals are allowed with restrictions.