

# 703 - 2220 Kingsway, Vancouver

\$999,900



Welcome to Kensington Gardens - By award winning developer Westbank. Walk into your spacious Northeast CORNER 3 Bedroom + Den home with 2 PRIVATE balconies to enjoy the stunning open views of the Northshore Mountains. OVERTSIZED living and family room perfect for growing families & Master Bedroom large enough for a King Size Bed. Chef's kitchen that includes a Miele & Blomberg stainless steel appliance package: Gas Cooktop, side-by-side refrigerators, built in microwave & an island with bar seating. Other features include: Air Conditioning with Ecobee Smart Home thermostats, wide plank engineered wood flooring, floor to ceiling windows & upgraded built in cabinetry in the Den area. Kensington Gardens is home First class hotel like amenities including: Concierge, outdoor swimming pool, hot tub, sauna, fitness centre, theatre, meeting rooms & a raised courtyard with a BBQ and playground area. Fantastic location steps to all amenities including schools, buses, cafes and restaurants with a T&T in the complex. BONUS: Large EV Parking Stall on P1.

## KEY INFORMATION

Address: #703 - 2220 Kingsway, Vancouver

AREA: Vancouver East - Victoria

TYPE: 3 Bedroom + Den + 2 Balconies

SQ FT: 1,140 Square Feet

YEAR BUILT: 2018

STRATA FEES: \$876.48

## FEATURES

VIEWS: Northeast - Gorgeous Open Views City & Mountains

PARKING: 1 EV Stall - P1 - 14

PETS: 2 Dogs or 2 Cats or 1 of each

RENTAL: No Restrictions

ELEMENTARY: George T. Cunningham Elementary

HIGHSCHOOL: Gladstone Secondary

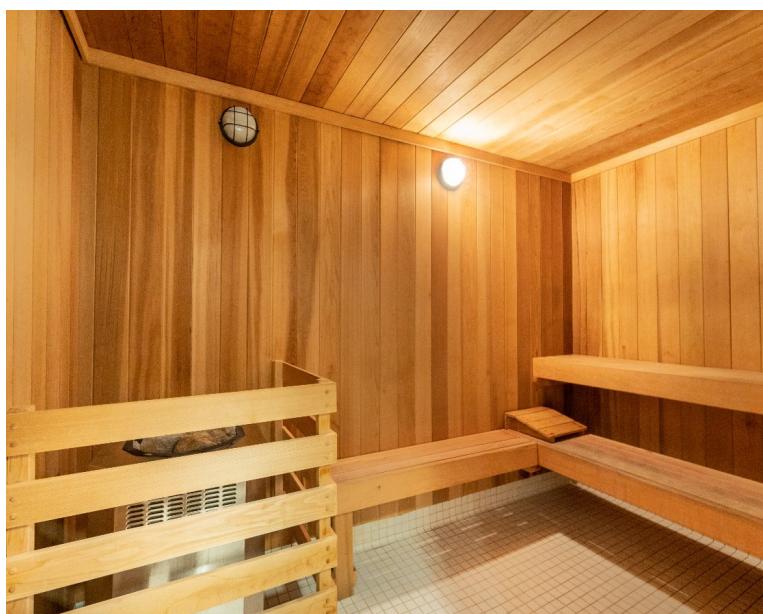
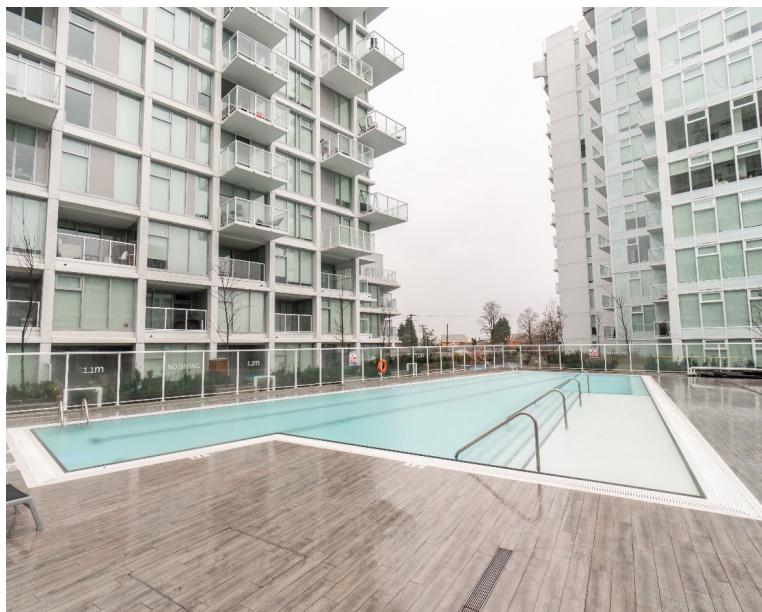
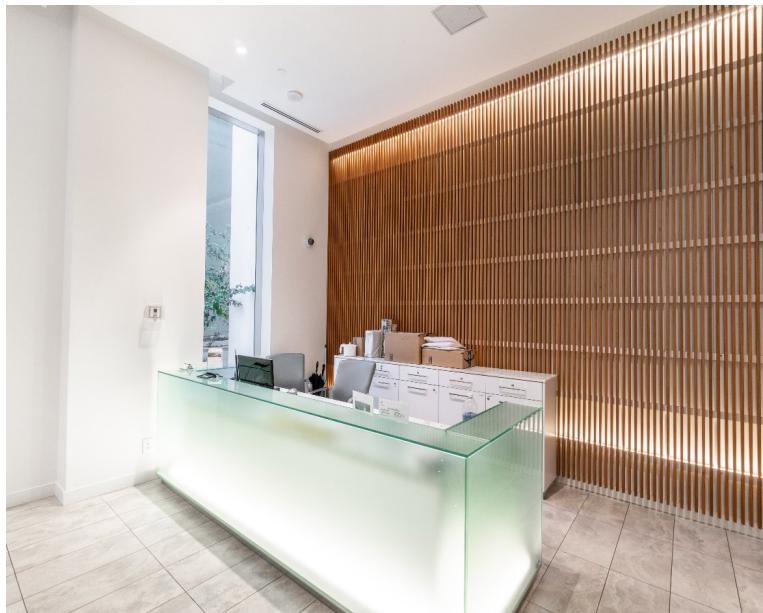


**Derek Kai** PREC\*  
604.868.1666  
dkai@rennie.com  
rennie.com/derekkai



**Tracy Lam** PREC\*  
778.688.8035  
tlam@rennie.com  
rennie.com/tracylam

**rennie**



**Derek Kai** PREC\*  
604.868.1666  
[dkai@rennie.com](mailto:dkai@rennie.com)  
[rennie.com/derekkai](http://rennie.com/derekkai)



**Tracy Lam** PREC\*  
778.688.8035  
[tlam@rennie.com](mailto:tlam@rennie.com)  
[rennie.com/tracylam](http://rennie.com/tracylam)

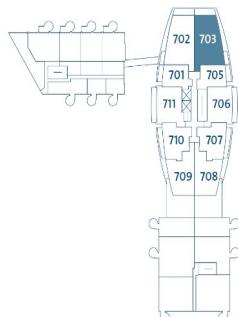
Northeast Tower

Tower Home 703  
3 Bedroom + Den

KensingtonGardens



Floor 7



DIMENSIONS, SIZES, SPECIFICATIONS, LAYOUTS AND MATERIALS ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE WITHOUT NOTICE. E.&OE.

Presented by:

**Derek Kai PREC\***

Rennie &amp; Associates Realty Ltd.

Phone: 604-868-1666

dkai@rennie.com

**rennie****Active****R2443566**

Board: V

Apartment/Condo

**703 2220 KINGSWAY**

Vancouver East

Victoria VE

V5N 2T7

Residential Attached

**\$999,900** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$999,900</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Approx. Year Built: <b>2018</b>
Depth / Size (ft.):	Bedrooms: <b>3</b>	Age: <b>2</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Zoning: <b>-</b>
Flood Plain:	Full Baths: <b>2</b>	Gross Taxes: <b>\$2,594.45</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2019</b>
Exposure: <b>Northeast</b>	Maint. Fee: <b>\$876.48</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>030-606-071</b>
Mgmt. Co's Name: <b>FIRSTSERVICE RESIDENTIAL</b>		Tour:
Mgmt. Co's Phone: <b>855-273-1967</b>		
View: <b>Yes: GORGEOUS VIEWS OF N. SHORE MTN</b>		
Complex / Subdiv:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water City/Municipal</b>		
Sewer Type:		

Style of Home: <b>Corner Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Side</b>
Construction: <b>Concrete</b>	Parking: <b>Garage; Underground</b>		
Exterior: <b>Concrete, Glass, Mixed</b>			
Foundation: <b>Concrete Perimeter</b>	Reno. Year:	Dist. to Public Transit: <b>NEAR</b>	
Rain Screen:	R.I. Plumbing:	Units in Development:	Dist. to School Bus: <b>NEAR</b>
Renovations:		Title to Land: <b>Freehold Strata</b>	Total Units in Strata: <b>398</b>
Water Supply: <b>City/Municipal</b>	Metered Water:	Property Disc.: <b>Yes</b>	
Fireplace Fuel:	R.I. Fireplaces:	Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Forced Air</b>	# of Fireplaces: <b>0</b>	Fixtures Rmvd: <b>Yes: FREEZER IN DEN, HANGING LIGHTS IN BEDROOM</b>	
Outdoor Area: <b>Balcony(s)</b>		Floor Finish: <b>Hardwood, Mixed</b>	
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Snow removal, Water**Legal: **STRATA LOT 297, PLAN EPS5134, DISTRICT LOT 393, 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 V**Amenities: **Air Cond./Central, Exercise Centre, In Suite Laundry, Pool; Outdoor, Swirlpool/Hot Tub, Concierge**Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Kitchen</b>	<b>9'8 x 6'5</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Living Room</b>	<b>13'8 x 11'7</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Dining Room</b>	<b>9'8 x 8'2</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Master Bedroom</b>	<b>10'4 x 9'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Walk-In Closet</b>	<b>5'4 x 3'11</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>9'3 x 9'5</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>9'2 x 8'10</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Den</b>	<b>7'3 x 5'8</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>

Finished Floor (Main):	<b>1,140</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			<b>1</b>	<b>Main</b>	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			<b>2</b>	<b>Main</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>					Pool:
Finished Floor (Total):	<b>1,140 sq. ft.</b>	# or % of Rentals Allowed:							Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>							Grg Dr Ht:
Grand Total:	<b>1,140 sq. ft.</b>	Basement: <b>None</b>							

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

Welcome to Kensington Gardens - by award winning developer Westbank. Walk into your spacious NE CORNER 3 Bdrm + Den home with 2 PRIVATE balconies to enjoy the stunning open views of the NS Mountains. OVERSIZED living/family room perfect for growing families & a Chefs kitchen that includes Miele/Blomberg gas cooktop, side-by-side refrigerators & an island with bar seating. Other feat incl: AC with Ecobee Smart home thermostats, wide plank engineered flooring, floor to ceiling windows & upgraded built in cabinetry in Den. First class amenities: Concierge in bldg, outdoor pool, hot tub, sauna, fitness centre, theatre, meeting rooms & courtyard w/BBQ area. Steps to all amenities: schools, buses, T&T restaurants & cafes. BONUS: Large EV Parking Stall on P1.