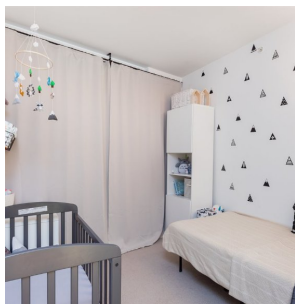


703 - 2220 Kingsway, Vancouver

\$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. OVERSIZED 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

HIGH SCHOOL: Gladstone Secondary

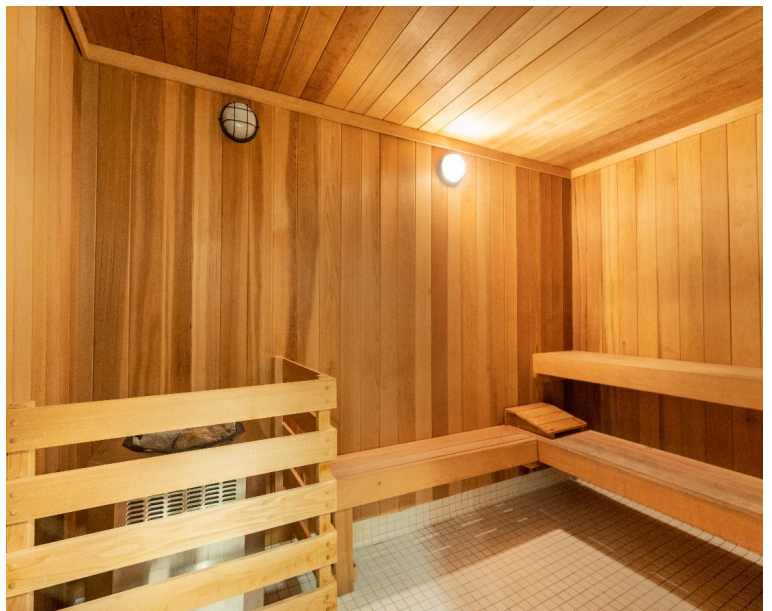
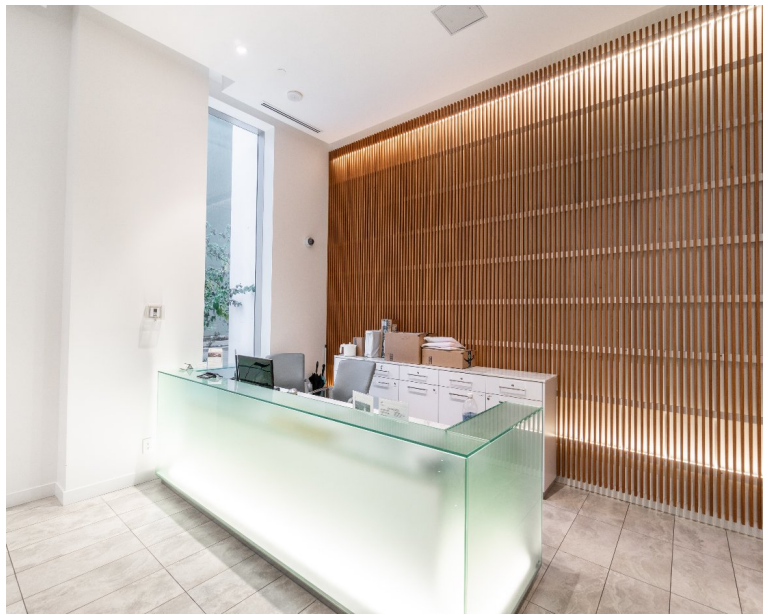


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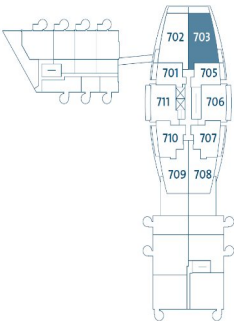
Northeast Tower

KensingtonGardens

Tower Home 703
3 Bedroom + Den



Floor 7



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

Presented by:
Derek Kai PREC*
 Rennie & Associates Realty Ltd.
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 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:
 Meas. Type: **Feet**
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain:
 Council Apprv?:
 Exposure: **Northeast**
 If new, GST/HST inc?:
 Mgmt. Co's Name: **FIRSTSERVICE RESIDENTIAL**
 Mgmt. Co's Phone: **855-273-1967**
 View: **Yes: GORGEOUS VIEWS OF N. SHORE MTN**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Frontage (feet):
 Frontage (metres):
 Bedrooms: **3**
 Bathrooms: **2**
 Full Baths: **2**
 Half Baths: **0**
 Maint. Fee: **\$876.48**

Original Price: **\$999,900**
 Approx. Year Built: **2018**
 Age: **2**
 Zoning: **-**
 Gross Taxes: **\$2,594.45**
 For Tax Year: **2019**
 Tax Inc. Utilities?: **No**
 P.I.D.: **030-606-071**
 Tour:

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

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
Main	Kitchen	9'8 x 6'5			x			x
Main	Living Room	13'8 x 11'7			x			x
Main	Dining Room	9'8 x 8'2			x			x
Main	Master Bedroom	10'4 x 9'			x			x
Main	Walk-In Closet	5'4 x 3'11			x			x
Main	Bedroom	9'3 x 9'5			x			x
Main	Bedroom	9'2 x 8'10			x			x
Main	Den	7'3 x 5'8			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,140	# of Rooms: 8	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	5	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total):	1,140 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Grand Total:	1,140 sq. ft.	Basement: None			6				
					7				
					8				

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

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