

Presented by:  
**Derek Kai PREC\***  
Rennie & Associates Realty Ltd.  
Phone: 604-868-1666

dkai@rennie.com

rennie

Active

R2431442

Board: V

Apartment/Condo

903 7228 ADERA STREET

Vancouver West

South Granville

V6P 0H8

Residential Attached

\$2,099,000 (LP)

(SP) 



Sold Date:

Meas. Type: **Feet**

Depth / Size (ft.):

Lot Area (sq.ft.): **0.00**

Flood Plain:

Council Apprv?:

Exposure: **Southeast**

If new, GST/HST inc?:

Mgmt. Co's Name: **FIRST SERVICE RESIDENTIAL**

Mgmt. Co's Phone: **855-683-8900**

View: **Yes: GARDEN, WATER & MOUNTAIN VIEWS**

Complex / Subdiv: **ADERA HOUSE AT SHANNON MEWS**

Services Connected: **Electricity, Natural Gas, Water**

Sewer Type: **City/Municipal**

Frontage (feet):

Frontage (metres):

Bedrooms: **3**

Bathrooms: **3**

Full Baths: **2**

Half Baths: **1**

Maint. Fee: **\$865.57**

Original Price: **\$2,099,000**

Approx. Year Built: **2019**

Age: **1**

Zoning: **CD-1**

Gross Taxes: **\$0.00**

For Tax Year: **2019**

Tax Inc. Utilities?: **No**

P.I.D.: **030-690-854**

Tour:

Style of Home: **Corner Unit, Upper Unit**

Construction: **Concrete**

Exterior: **Concrete, Glass**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

Water Supply: **City/Municipal**

Fireplace Fuel:

Fuel/Heating: **Heat Pump, Hot Water**

Outdoor Area: **Balcony(s)**

Type of Roof: **Other**

Reno. Year:

R.I. Plumbing:

Metered Water:

R.I. Fireplaces:

# of Fireplaces: **0**

Total Parking: **2**

Covered Parking: **2**

Parking: **Garage; Double**

Dist. to Public Transit: **NEAR**

Units in Development:

Title to Land: **Freehold Strata**

Property Disc.: **Yes**

Fixtures Leased: **No**

Fixtures Rmvd: **No**

Floor Finish: **Hardwood, Mixed**

Parking Access:

Locker: **Y**

Dist. to School Bus: **NEAR**

Total Units in Strata: **167**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gas, Management, Recreation Facility, Snow removal**

Legal: **STRATA LOT 65, PLAN EPS5056, DISTRICT LOT 526, 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, Club House, Exercise Centre, Garden, Pool; Outdoor, Storage**

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Sprinkler - Fire, Wine Cooler**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15'1 x 9'4			x			x
Main	Living Room	15'5 x 14'3			x			x
Main	Dining Room	9'11 x 14'3			x			x
Main	Master Bedroom	11'8 x 9'8			x			x
Main	Bedroom	11'11 x 10'9			x			x
Main	Bedroom	12'9 x 9'5			x			x
Main	Laundry	7'4 x 8'			x			x
Main	Patio	10'11 x 5'7			x			x
Main	Patio	7'11 x 7'8			x			x
Above	Patio	5'3 x 9'2			x			x

Finished Floor (Main): **1,586**

Finished Floor (Above): **0**

Finished Floor (Below): **0**

Finished Floor (Basement): **0**

Finished Floor (Total): **1,586 sq. ft.**

Unfinished Floor: **0**

Grand Total: **1,586 sq. ft.**

# of Rooms: **10**

# of Kitchens: **1**

# of Levels: **1**

Crawl/Bsmt. Height:

Restricted Age:

# of Pets: Cats: Dogs:

# or % of Rentals Allowed:

Bylaws: **Pets Allowed w/Rest., Rentals Allowed**

Basement: **None**

Bath

Floor

# of Pieces

Ensuite?

Outbuildings

1

Main

2

No

Barn:

2

Main

3

Yes

Workshop/Shed:

3

Main

5

Yes

Pool:

4

Garage Sz:

5

Grg Dr Ht:

6

7

8

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

**Prompton Real Estate Services Inc.**

Welcome to Adera House @ Shannon Wall Center. LARGE 1,586 SF 3 Bdrm home offers a stylish & elegant living space with beautiful views facing 3 directions, 3 patios & your very own PRIVATE 2 CAR GARAGE w/EV outlet. Top of the line kitchen that would make any chef jealous incl European cabinetry, quartz counter/backplash, Gaggenau appl. pkg with 36" gas cooktop, 30" DOUBLE oven & wine fridge. Home is fully A/C w/wide engineered oak flring in living areas & a full laundry room with full size washer/steam dryer with a sink. Master has a private balcony & lrg double vanity ensuite w/ infloor heating. 1st class amen incl concierge, gym, meeting room & swimming pool. Location can't be beat with great schools, easy transit access with Downtown, YVR & shopping just min away. **BONUS: 2 Lockers incl.**

903 - 7228 Adera Street, Vancouver

\$2,099,000



Welcome to Adera House @ Shannon Wall Center. LARGE 1,586 SF 3 Bedroom home offers a stylish & elegant living space with beautiful views facing 3 directions (North, South & East) , 3 private patios & your very own PRIVATE 2 CAR GARAGE with EV outlet. Top of the line kitchen that would make any chef jealous includes European wood cabinetry, quartz countertop and backplash, Gaggenau appliance package with 36" gas cooktop, 30" DOUBLE oven & wine fridge. Home is fully Air conditioned with extra wide engineered oak flooring in living areas & a laundry room with full size washer and steam dryer with a sink. Master bedroom has a private balcony & large double vanity ensuite with in floor heating. First class amen include concierge, gym, meeting room & swimming pool. Location can't be beat with great schools, easy transit access with Downtown, YVR & shopping just min away. **BONUS: 2 large lockers included.**

KEY INFORMATION

PRICE: \$2,099,000

ADDRESS: #903 - 7228 Adera Street, Vancouver

AREA: South Granville

TYPE: 3 Bedroom + 3 Bath + Laundry + 3 Balconies

SQ FT: 1,586SF + 175 SF Balcony (Strata Plan 1,551 SF)

YEAR BUILT: 2019

STRATA FEES: \$865.57

FEATURES

VIEWS: North/South/East - Garden, Water, Mountains

PARKING: 2 Car Garage with EV Outlet(196/197)

STORAGE: 2 Underground (157B- 2, 157B-3)

PETS: 1 Dog or 2 Cats or 1 of Each

RENTAL: No Restrictions

ELEMENTARY: Maple Grove Elementary

HIGHSCHOOL: Magee Secondary

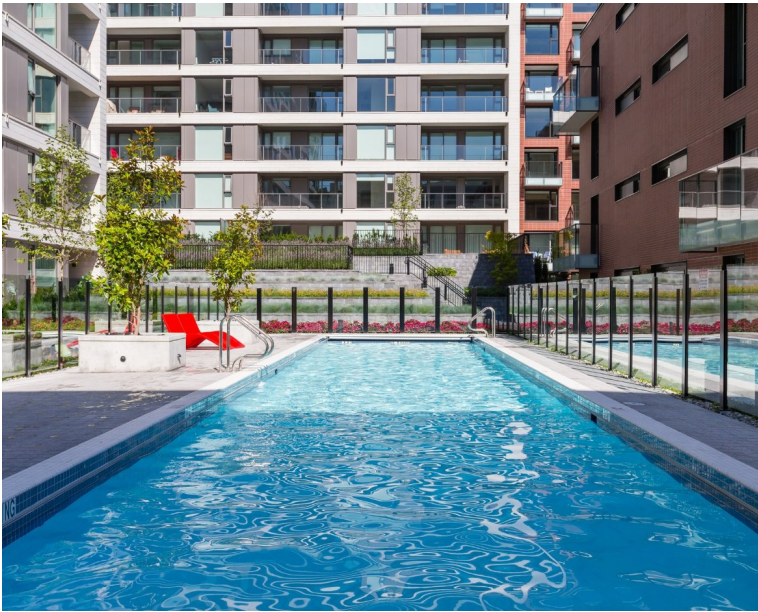


**Derek Kai PREC\***  
604.868.1666  
dkai@rennie.com  
rennie.com/derekkai

**Patrick Lee**  
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**rennie**

\* PERSONAL REAL ESTATE CORPORATION. THIS COMMUNICATION IS NOT INTENDED TO CAUSE OR INDUCE A BREACH OF AN EXISTING AGREEMENT(S). E. & O. E.

903 - 7228 ADERA STREET, VANCOUVER, BC



floor plan designed by ishot.ca Enterprises Inc.  
604.368.7979 ishot.ca

**Patrick Lee**  
604.889.1182  
plee138@gmail.com

**PROMPTON**  
REAL ESTATE SERVICES INC.

**Derek Kai** PREC\*  
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rennie.com/derekkai  
**rennie**

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