

Presented by:  
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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: **Feet** Frontage (feet): **Original Price: \$2,099,000**  
Meas. Type: **Frontage (metres):** Approx. Year Built: **2019**  
Depth / Size (ft.): **3** Bedrooms: **3** Age: **1**  
Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD-1**  
Flood Plain: **2** Full Baths: **2** Gross Taxes: **\$0.00**  
Council Apprv?: **1** Half Baths: **1** For Tax Year: **2019**  
Exposure: **Southeast** Maint. Fee: **\$865.57** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: **P.I.D.: 030-690-854**  
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**

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: **2019**  
R.I. Plumbing: **Yes**  
Metered Water: **Yes**  
R.I. Fireplaces: **0**  
# of Fireplaces: **0**  
Floor Finish: **Hardwood, Mixed**

Total Parking: **2** Covered Parking: **2** Parking Access:

Parking: **Garage; Double**

Locker: **Y**

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**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gas, Management, Recreation Facility, Snow removal**  
Legal: **STRATA LOT 65, PLAN EPS0506, 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	<b>15'1 x 9'4</b>						<b>x</b>
Main	Living Room	<b>15'5 x 14'3</b>						<b>x</b>
Main	Dining Room	<b>9'11 x 14'3</b>						<b>x</b>
Main	Master Bedroom	<b>11'8 x 9'8</b>						<b>x</b>
Main	Bedroom	<b>11'11 x 10'9</b>						<b>x</b>
Main	Bedroom	<b>12'9 x 9'5</b>						<b>x</b>
Main	Laundry	<b>7'4 x 8'</b>						<b>x</b>
Main	Patio	<b>10'11 x 5'7</b>						<b>x</b>
Main	Patio	<b>7'11 x 7'8</b>						<b>x</b>
Above	Patio	<b>5'3 x 9'2</b>						<b>x</b>

Finished Floor (Main):	<b>1,586</b>	# of Rooms: <b>10</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:			1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Main	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3	Main	<b>5</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>1,586 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/ Rest., Rentals Allowed</b>			5				Grg Dr Ht:
Grand Total:	<b>1,586 sq. ft.</b>	Basement: <b>None</b>			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 & lg 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.**

REA Full Public

The enclosed information, while deemed to be correct, is not guaranteed.  
PREC\* indicates 'Personal Real Estate Corporation'.

01/27/2020 04:23 PM

## 903 - 7228 Adera Street, Vancouver

**\$2,099,000**



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

**Patrick Lee**  
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Prompton Real Estate Services

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)

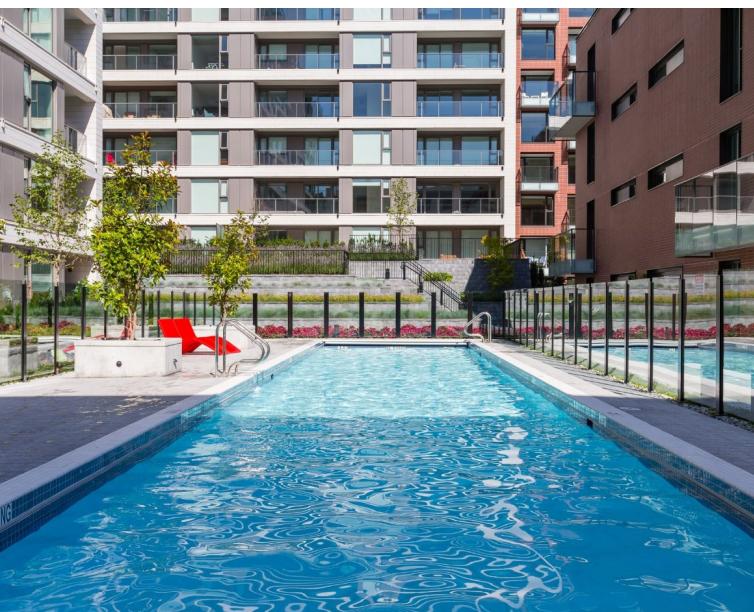
PETS: 1 Dog or 2 Cats or 1 of Each

RENTAL: No Restrictions

ELEMENTARY: Maple Grove Elementary

HIGHSCHOOL: Magee Secondary

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## 903 - 7228 ADERA STREET, VANCOUVER, BC

MAIN FLOOR TOTAL: 1586 SF  
BALCONIES: 175 SF



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**PROMPTON**  
REAL ESTATE SERVICES INC.

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floor plan designed by ishot.ca Enterprises Inc.  
604.368.7379 ishot.ca



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