



Presented by:  
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Vancouver West, University VW Residential Attached  
**# 301 6093 IONA DR, V6T 0B2** MLS# V1073019 Sold



List Price:	\$1,248,000	Previous Price:		Sale Price:	\$1,180,000
Days on Market:	48	Original Price:	\$1,248,000	Sale Date:	14-Aug-14
Subdiv/Complex:		Approx Yr Bld:	2009	PID:	027-969-142
Frontage:		Age at List Date:	5	Type:	Apartment/Condo
Depth/Size:		Bedrooms:	2	Zoning:	STRATA
Lot SqFt:	0	Bathrooms:	2	Taxes:	\$3,077 (2014)
Exposure:	NW	Full Baths:	2	If New GST/HST Incl:	No
Stories in Bldg:		Half Baths:	0	Tax Incl Utilis:	No
Flood Plain:		Meas. Type:		Apprvl Reqd:	
Fixtures Lsd:		View:	Y - COURTYARD, MOUNTAIN		
Fixt Removed:					

Style of Home:	1 Storey	Total Parking:	2	Covered Parking:	2
Construction:	Concrete Frame	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground, Visitor Parking		
Exterior:	Concrete, Mixed, Stone	R/I Plumbing:			
Rain Screen:		Dist to Public Trans:		Dist to School/Bus:	
Type of Roof:	Other	Units in Development:	73	Total Units in Strata:	73
Renovations:		Locker:	Yes		
Flooring:	Hardwood, Tile	Possession:			
Water Supply:	City/Municipal	Title to Land:	Leasehold prepaid-Strata		
Heat/Fuel:	Baseboard, Electric	Seller's Interest:	Registered Owner		
No. of Fireplaces:	1	Mortgage Info:	\$0		
Fireplace Fuel:	Electric	Property Disclosure:	Y		
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Mngmt Co:	First Service Residential	Maint Fee:	\$543.60		
Mngmt Ph:	604-683-8900				

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Hot Water, Management, Recreation Facility

Legal: PL BCS3492 LT 61 DL 3044 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS  
 Amenities: Bike Room, Elevator, Garden  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Dishwasher, Garage Door Opener, Microwave, Smoke Alarm, Sprinkler - Fire  
 Site Influences: Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	21' X 18'5"						
Main F.	Dining	13' X 10'						
Main F.	Kitchen	16' X 12'						
Main F.	Master Bedroom	18' X 17'						
Main F.	Bedroom	16' X 11'5"						
Main F.	Laundry	9' X 7'						

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

Listing Broker(s): (1) RE/MAX Crest Realty Westside

The stunning suite is located on the NW edge of UBC. Overlooking a quiet, beautiful garden with mountain view, this luxurious home offers over 1622 SF with perfectly appointed spacious rooms. Features includes: Modern gourmet kitchen with Miele, Subzero appliances, custom built cabinets & granite counters, floor to ceiling windows, wood flooring throughout, solid polished marble counter, glass enclosed shower, soaker tub & radiant floor heating & much more. Enjoy the outdoor terrace (200 SF) for your entertaining. Close to U/Hill Elementary school, array of parks, beaches, museums & public transit. MUST see!



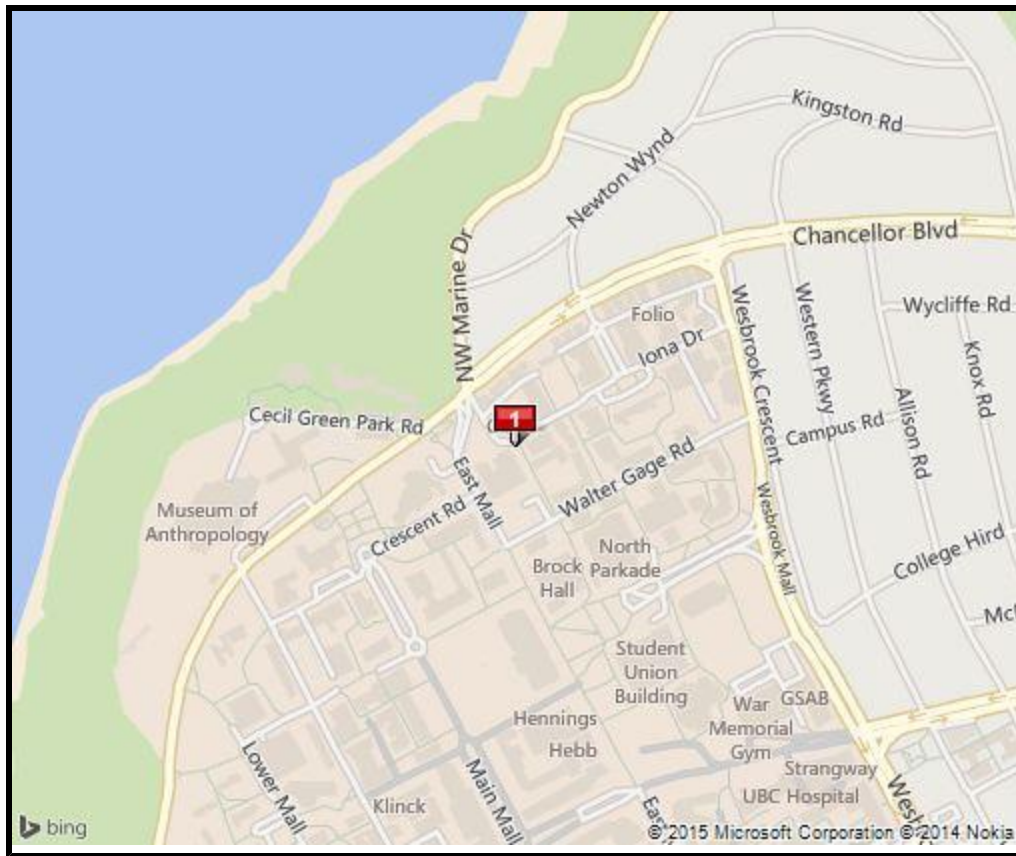
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