



Presented by:
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Vancouver West, University VW Residential Attached
701 5838 BERTON AV, V6S 0A5 MLS# V1055392 Sold



List Price:	\$1,780,000	Previous Price:		Sale Price:	\$1,738,000
Days on Market:	101	Original Price:	\$1,780,000	Sale Date:	10-Jul-14
Subdiv/Complex:					
Frontage:		Approx Yr Blt:	2009	PID:	028-019-351
Depth/Size:				Type:	Apartment/Condo
Lot SqFt:	0	Age at List Date:	5	Zoning:	MF
Exposure:	SE	Bedrooms:	3	Taxes:	\$4,165 (2013)
Stories in Bldg:		Bathrooms:	3	If New GST/HST Incl:	No
Flood Plain:		Full Baths:	2	Tax Incl Utilis:	No
Meas. Type:		Half Baths:	1	Apprvl Reqd:	
Fixtures Lsd:					
Fixt Removed:					
View:	Y - FOREST & WATER				

Style of Home:	1 Storey	Total Parking:	2	Covered Parking:	2
Construction:	Concrete	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Glass, Mixed, Stone				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	1 BLK	Dist to School/Bus:	1 BLK
Renovations:		Units in Development:	65	Total Units in Strata:	65
Flooring:	Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric, Geothermal	Title to Land:	Leasehold prepaid-Strata		
No. of Fireplaces:	0	Seller's Interest:	Registered Owner		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)	Property Disclosure:	Y		
Mngmt Co:	Baywest Mgmt.	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Mngmt Ph:	604-714-6384	Maint Fee:	\$886.68		

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

Legal: PL BCS3567 LT 29 DL 6494 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS
 Amenities: Air Cond./Central, Elevator, Garden, In Suite Laundry, Recreation Center, Storage
 Features Incl: Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Microwave, Pantry, Security System, Sprinkler - Fire

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 17'						
Main F.	Kitchen	9' X 15'						
Main F.	Dining	12' X 15'						
Main F.	Pantry	6' X 6'						
Main F.	Master Bedroom	12' X 16'						
Main F.	Walk-In Closet	6' X 8'						
Main F.	Den	7' X 7'						
Main F.	Bedroom	9'6 X 16'						
Main F.	Walk-In Closet	4' X 5'						
Main F.	Bedroom	12' X 8'4						

Floor Area (SqFt):	Total # Rooms:	10	Bathrooms
Finished Floor Area Main:	Finished Levels:	1	1 5 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:			3 2 Piece; Ensuite: N; Level: Main F.
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 Westbrook, the only luxury tower built by famous ASPAC in UBC. This well-kept spacious, southeast facing corner unit has 1,910 sf floor area, 3-bedrooms/3-bathrooms + den (with window) with A/C, Lutron lighting, Miele appliances, Snaidero cabinets, flawless quartz counters. Fabulous Fitness Room, library, guest suite and 24 hours concierge. Steps to U-Hill secondary schools, bus loop nearby. One of the best luxury apartment in UBC.



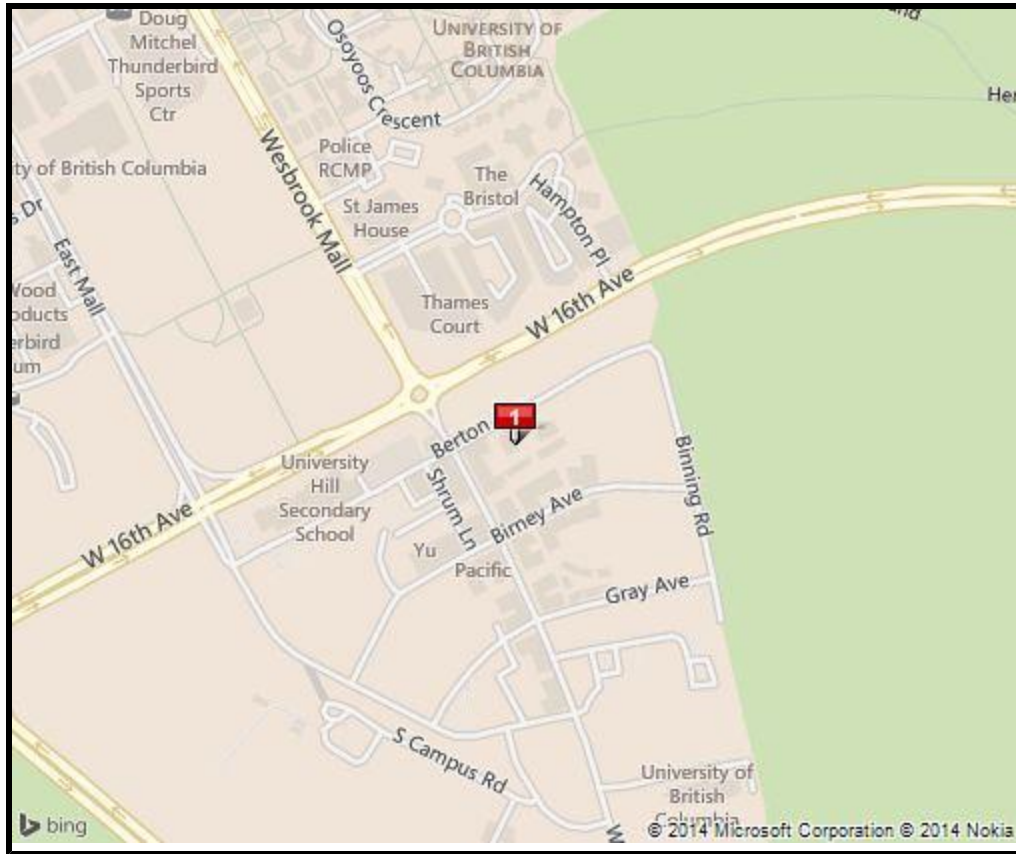
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MLS#: V1055392

List Price: \$1,780,000



The Wesbrook, the only luxury tower built by famous ASPAC in UBC. This well-kept spacious, southeast facing corner unit has 1,910 sf floor area, 3-bedrooms/3-bathrooms + den (with window) with A/C, Lutron lighting, Miele appliances, Snaidero cabinets, flawless quartz counters. Fabulous Fitness Room, library, guest suite and 24 hours concierge. Steps to U-Hill secondary schools, bus loop nearby. One of the best luxury apartment in UBC.

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