



Presented by:  
**Jordan Macnab PREC\***

Keller Williams Elite Realty  
Phone: 604-551-5695  
http://www.themacnabs.com  
jordan@theMACNABS.com



**Active**  
**R2758125**  
Board: V  
Apartment/Condo

**203 3264 OAK STREET**  
Vancouver West  
Cambie  
V6H 2L3

Residential Attached  
**\$649,900** (LP)   
(SP)



203 3264 OAK

Sold Date: Frontage (feet): Original Price: **\$649,900**  
Meas. Type: Frontage (metres): Approx. Year Built: **1975**  
Depth / Size (ft.): Bedrooms: **1** Age: **48**  
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RM-3A**  
Flood Plain: Full Baths: **1** Gross Taxes: **\$1,701.94**  
Council Apprv?: Half Baths: **0** For Tax Year: **2022**  
Exposure: **North** Maint. Fee: **\$364.24** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **003-845-729**  
Mgmt. Co's Name: **Self Managed** Tour:  
Mgmt. Co's Phone:  
View: **No**  
Complex / Subdiv: **The Oaks**  
Services Connected: **Community, Electricity, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal**

Style of Home: <b>1 Storey</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Lane</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Underground</b>		Locker: <b>Y</b>
Exterior: <b>Mixed</b>			Dist. to School Bus: <b>Close</b>
Foundation: <b>Concrete Perimeter</b>	Reno. Year: <b>2014</b>	Dist. to Public Transit: <b>Close</b>	Total Units in Strata:
Rain Screen:	R.I. Plumbing:	Units in Development: <b>24</b>	
Renovations: <b>Other</b>	Metered Water:	Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	R.I. Fireplaces:	Property Disc.: <b>Yes</b>	
Fireplace Fuel: <b>Wood</b>	# of Fireplaces: <b>1</b>	Fixtures Leased: <b>:</b>	
Fuel/Heating: <b>Baseboard, Hot Water</b>		Fixtures Rmvd: <b>:</b>	
Outdoor Area: <b>Patio(s)</b>		Floor Finish: <b>Laminate, Tile</b>	
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management**  
Legal: **STRATA LOT 11, PLAN VAS296, DISTRICT LOT 472, NEW WESTMINSTER LAND DISTRICT, UNDIV 3646/100000 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT**  
Amenities: **Elevator, In Suite Laundry, Storage**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'3 x 6'1			x			x
Main	Kitchen	8'2 x 7'11			x			x
Main	Dining Room	8'2 x 7'11			x			x
Main	Living Room	16'7 x 13'9			x			x
Main	Bedroom	13'2 x 11'11			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>743</b>	# of Rooms: <b>5</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	<b>Main</b>	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total): <b>743 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest.</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>743 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

Listing Broker(s): **Keller Williams Elite Realty**

**Top 5 reasons why this condo will move quick. #1. LOCATION - Primo Cambie area close to shops, good eats + coffee shops. #2. BUILDING - The Oaks is a well run self managed complex with lots of upgrades. #3. LAY-OUT - This 1 bedroom has great flow with an awesome use of space. One of the rare corner units on the QUIET side of the building with a wood burning fireplace + in-suite laundry. #4. RENOS - Updated kitchen with stainless appliances, new lighting, tiled floors, quartz counters & backsplash. #5. PRICE - All this for under \$650K ? WOW ! Includes 1 parking + 1 storage locker. Open House Sat/Sun 2:00-4:00 March 11-12. Be there !**