



Presented by:  
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**Active**  
**R2904564**  
Board: V  
Apartment/Condo

**312 1989 DUNBAR STREET**  
Vancouver West  
Kitsilano  
V6R 4R5

Residential Attached  
**\$639,000** (LP)  
(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$639,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1997</b>
Depth / Size (ft.):	Bedrooms: <b>1</b>	Age: <b>27</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>C-2</b>
Flood Plain:	Full Baths: <b>1</b>	Gross Taxes: <b>\$1,701.78</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2023</b>
Exposure: <b>North</b>	Maint. Fee: <b>\$339.34</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?: <b>No</b>		P.I.D.: <b>023-752-734</b>
Mgmt. Co's Name: <b>First Service Residential</b>		Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone:		
View: <b>Yes: Trees</b>		
Complex / Subdiv: <b>Sonesta</b>		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>		

Style of Home: <b>1 Storey</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Rear</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage Underbuilding</b>		Locker: <b>Y</b>
Exterior: <b>Brick</b>	Dist. to Public Transit: <b>Close</b>	Dist. to School Bus: <b>Close</b>	
Foundation: <b>Concrete Perimeter</b>	Units in Development: <b>49</b>	Total Units in Strata: <b>49</b>	
Rain Screen:	Title to Land: <b>Freehold Strata</b>		
Renovations: <b>Completely</b>	Metered Water:	Property Disc.: <b>Yes</b>	
Water Supply: <b>City/Municipal</b>	R.I. Fireplaces:	Fixtures Leased: <b>:</b>	
Fireplace Fuel: <b>Gas - Natural</b>	# of Fireplaces: <b>1</b>	Fixtures Rmvd: <b>:</b>	
Fuel/Heating: <b>Electric, Radiant</b>		Floor Finish: <b>Laminate</b>	
Outdoor Area: <b>Patio(s)</b>			
Type of Roof: <b>Asphalt</b>			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gas, Hot Water**  
 Legal: **STRATA LOT 34, PLAN LMS2790, DISTRICT LOT 540, NEW WESTMINSTER LAND DISTRICT, UNDIV 522/33430 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT**  
 Amenities: **Bike Room, Elevator, In Suite Laundry**  
 Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'1 x 5'9			x			x
Main	Laundry	5'5 x 6'6			x			x
Main	Kitchen	9'3 x 8'11			x			x
Main	Living Room	13'8 x 11'7			x			x
Main	Bedroom	10'5 x 10'7			x			x
Main	Walk-In Closet	4'6 x 5'2			x			x
Main	Patio	9'4 x 6'5			x			x
					x			x
					x			x
					x			x

Finished Floor (Main): <b>566</b>	# of Rooms: <b>7</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath: <b>1</b>	Floor: <b>Main</b>	# of Pieces: <b>4</b>	Ensuite?: <b>Yes</b>	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			2				Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			3				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats:	Dogs:	4				Pool:
Finished Floor (Total): <b>566 sq. ft.</b>	# or % of Rentals Allowed:			5				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			6				Grg Dr Ht:
Unfinished Floor: <b>0</b>				7				
Grand Total: <b>566 sq. ft.</b>	Basement: <b>None</b>			8				

Listing Broker(s): **Royal LePage Elite West**

**Top 5 reasons why this condo will move quick. #1. LOCATION - Amazing walkability to the beach, sailing club & amazing eats on 4th. Unit is right above Aphrodite's Organic Cafe. Easy transit to UBC or DT. #2. BUILDING - Sonesta is a solid wood frame with brick facade. Built in 1997 it's well managed with proactive strata. #3. LAY-OUT - 1 bed w/ built in storage/laundry room, open kitchen, nice patio on North side, walk-in closet & 4 piece bathrm. #4. UPGRADES - Kitchen has new butcher block counters, stainless appliances, new under-mount sink & black faucet. The floors are all newer wide plank laminate, full size stacker washer/dryer & a few updates to the bathrm. Gas fireplace has been beautifully retiled. #5. PRICE - All this for under \$640K is unheard of. 1 parking + locker included**