



Presented by:
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Active
R2976654

Board: V
Apartment/Condo

309 2410 CORNWALL AVENUE

Vancouver West
Kitsilano
V6K 1B8

Residential Attached

\$1,349,000 (LP)
(SP)



309 2410 CORNWALL

Sold Date:	Frontage (feet):	Original Price: \$1,349,000
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 1979
Depth / Size (ft.):	Bedrooms: 2	Age: 46
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: RM-4
Flood Plain:	Full Baths: 2	Gross Taxes: \$2,972.93
Council Apprv?:	Half Baths: 0	For Tax Year: 2024
Exposure: North	Maint. Fee: \$548.51	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 005-553-661
Mgmt. Co's Name: Pacific Quorum		Tour: Virtual Tour URL
Mgmt. Co's Phone:		
View: Yes: Kits Beach & Park		
Complex / Subdiv: The Spinnaker		
Services Connected: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: **Loft/Warehouse Conv., Upper Unit**
Construction: **Brick, Concrete, Frame - Wood**
Exterior: **Brick, Glass, Wood**
Foundation: **Concrete Perimeter**
Rain Screen: **Partial**
Renovations: **Completely**
Water Supply: **City/Municipal**
Fireplace Fuel: **Baseboard, Electric**
Fuel/Heating: **Balcony(s)**
Outdoor Area: **Torch-On**
Type of Roof: **Torch-On**

Reno. Year: **2024**
R.I. Plumbing:

Metered Water:
R.I. Fireplaces:
of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage Underbuilding**
Locker: **Y**
Dist. to Public Transit: **Close**
Units in Development: **31** Dist. to School Bus: **Close**
Title to Land: **Freehold Strata**
Total Units in Strata: **31**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Tile**

Maint Fee Inc: **Caretaker, Gardening, Hot Water, Management, Recreation Facility**
Legal: **STRATA LOT 24, PLAN VAS614, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, UNDIV 666/21882 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, Recreation Center**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4' x 11'			x			x
Main	Kitchen	9'4 x 12'			x			x
Main	Dining Room	10'4 x 6'6			x			x
Main	Living Room	12'11 x 10'			x			x
Main	Bedroom	10'8 x 11'11			x			x
Main	Walk-In Closet	6'1 x 3'4			x			x
Above	Primary	13'2 x 12'5			x			x
Main	Patio	10'10 x 5'6			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 690	# of Rooms: 8	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 375	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 1,065 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed, Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 1,065 sq. ft.	Basement: None			7				
				8				

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

RARE Two level loft across the street from Kits Beach. Literally only 60 steps. This gem has been completely renovated. New kitchen, Dekton counters/backsplash, panelled fridge & D/W, stainless induction stove & built-in micro. The island fits 4 stools & opens into the living room with gorgeous vaulted ceilings. Skylights are amazing over the banquet overlooking the beach. Mirrored wall reflects towards the beach and has the original 70's vibes of the building. The 2nd bedroom has access to the deck & it's own 3 piece bathrm. Up the custom staircase is the main bedroom with built-in closet cabinetry & another huge skylight. The pièce de résistance is the spa like bathroom w/ huge tub, amazing shower, double sinks, fancy toilet, skylight & more storage. Also Top Floor !! Do Not Miss This One