



Presented by:
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Active

1732 CYPRESS STREET

Residential Attached

Board: V
Townhouse

Vancouver West
Kitsilano
V6J 4W2



Sold Date: If new,GST/HST inc?: Original Price: **\$1,499,900**
 Meas. Type: Bedrooms: **2** Approx. Year Built: **1982**
 Frontage(feet): Bathrooms: **2** Age: **43**
 Frontage(metres): Full Baths: **2** Zoning: **C-2B**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$4,416.66**
 Sq. Footage: **0.00** For Tax Year: **2024**
 Flood Plain: P.I.D.: **002-850-656** Tax Inc. Utilities?: **No**
 View: **Yes : Partial Mountain View** Tour: **Virtual Tour URL**
 Complex / Subdiv: **CYPRESS MEWS**
 First Nation
 Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey, End Unit**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage Underbuilding**
 Dist. to Public Transit: **2 BLOCKS** Dist. to School Bus: **1 BLOCK**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**

Renovations: Reno. Year: **2016**
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Wood**
 Fuel/Heating: **Electric, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Other**

Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Hardwood, Mixed**

Legal: **STRATA LOT 8, PLAN VAS1219, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Garden, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **CithWsh/Dryr/Frdg/Stve/DW, Microwave, Pantry, Refrigerator, Storage Shed, Vaulted Ceiling**

Finished Floor (Main): **763**
 Finished Floor (Above): **599**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,362 sq. ft.**
 Unfinished Floor: **0**

Units in Development: **6** Tot Units in Strata: **8** Locker: **Yes**
 Exposure: **South** Stores in Building:
 Mgmt. Co's Name: **Associa** Mgmt. Co's #: **604-591-6060**
 Maint Fee: **\$602.03** Council/Park Apprv?:
 Maint Fee Includes: **Management**

Grand Total: **1,362 sq. ft.** Bylaws Restrictions: **Pets Allowed, Rentals Allowed, Rentals Allwd w/Restrctns**
 Suite: **None** Restricted Age: # of Pets: Cats: **Yes** Dogs: **Yes**
 Basement: **Crawl** # or % of Rentals Allowed:
 Crawl/Bsmt. Ht: # of Levels: **2** Short Term (<1yr)Rnt/Lse Alwd?: **No**
 # of Kitchens: **1** # of Rooms: **10** Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Below	Bedroom	11'6 x 15'6	Main	Patio	6'6 x 7'6	1	Main	3	No
Below	Foyer	6'4 x 8'3	Above	Patio	8'8 x 7'11	2	Above	4	Yes
Main	Dining Room	7'1 x 12'5			x	3			
Main	Kitchen	17'7 x 8'2			x	4			
Main	Solarium	9'11 x 7'11			x	5			
Main	Living Room	15'3 x 16'1			x	6			
Above	Primary Bedroom	13'0 x 12'7			x	7			
Above	Den	6'4 x 7'4			x	8			

Listing Broker(s): **RE/MAX Crest Realty**

Welcome to this stunning 2b2b+den south-facing townhome. Tastefully renovated in 2016, offers a perfect blend of modern elegance and cozy comfort. Step inside to discover an open-concept living and dining area, flooded with natural light. The gourmet kitchen is a chef's dream, equipped with high-end stainless steel appliances, sleek quartz countertops, and ample cabinet space. The contemporary design features high ceilings and hardwood flooring, creating an inviting atmosphere for both relaxation and entertaining. Nestled in vibrant Kitsilano, you will be just steps away from parks, cafes, boutique shops, and public transportation. Experience the best of urban living while enjoying the charm of a quiet residential street. Open house Sat & Sun 2-4pm.



1732 Cypress St
Vancouver, BC V6J 4W2

2 **2**



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WILLA WANG | PERSONAL REAL ESTATE CORPORATION

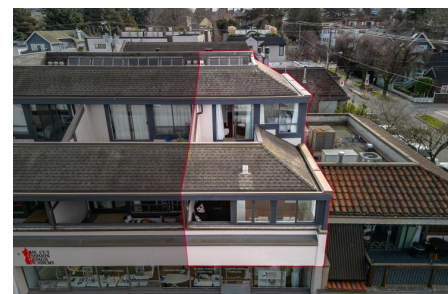
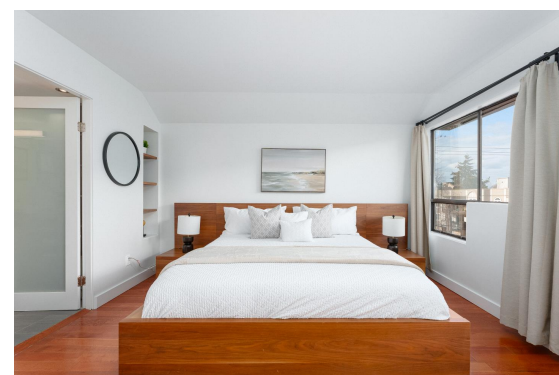
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1732 Cypress Street Vancouver, BC

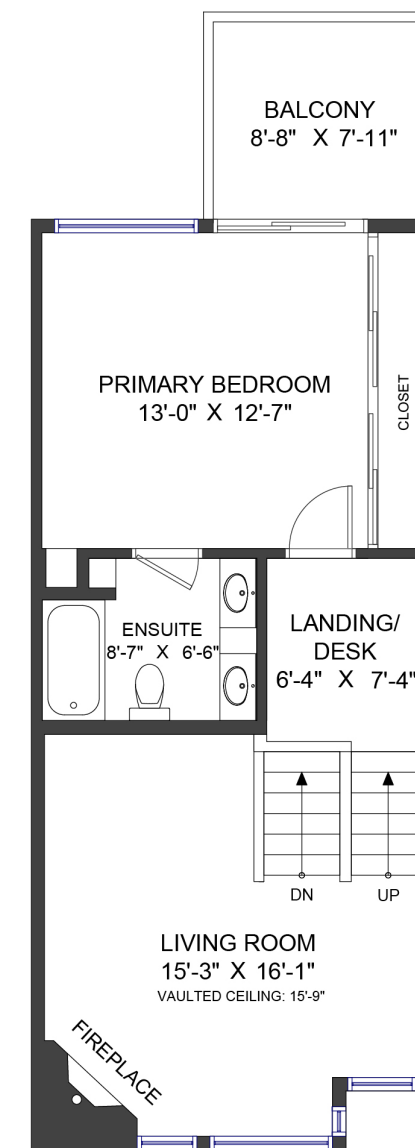
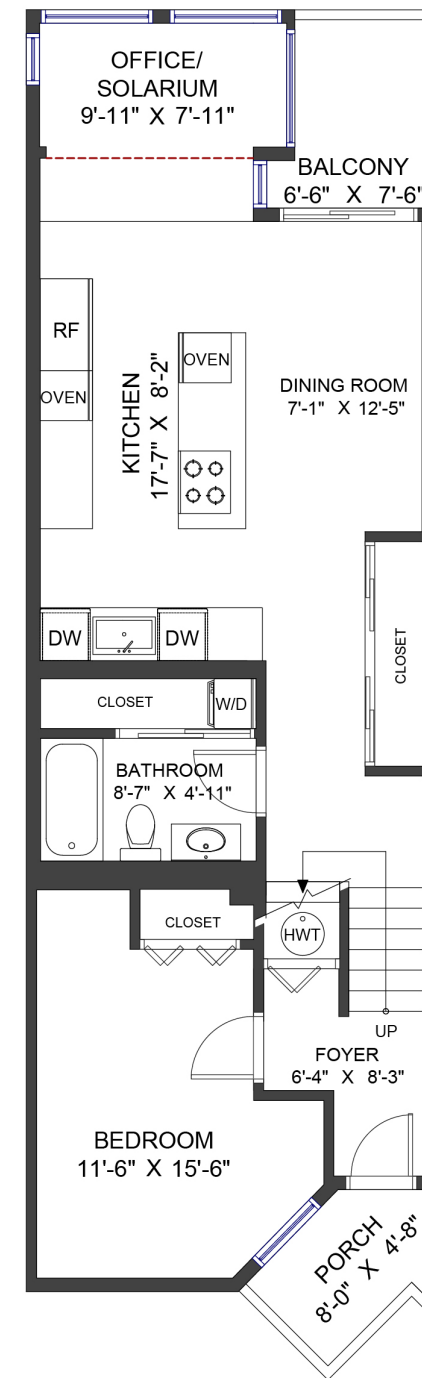
LIVING AREA	1,357 SF
MAIN FLOOR*	763 SF
UPPER FLOOR	594 SF

*Includes 64 square feet finished but designated as LCP

AUXILIARY AREA	338 SF
BALCONY	123 SF
PORCH	49 SF
CRAWL SPACE	166 SF



Main Floor
Ceiling Height: 8'



Upper Floor
Ceiling Height: 8'



Valid Until: July 13, 2025
All dimensions are approximate and not suitable for architectural/construction use. This is for marketing purposes only. The measurements are approximate within +/- 2%, E&O insured. Total square footage might be kept consistent with strata plan. It might include unfinished area.