

# 201 5955 Iona Drive



## Great LOCATION! Close to UBC.

### DETAILS

- 1 bedroom
- 1 bathroom
- 780 SF unit
- Lots of natural light
- Maint. Fee \$338.64
- Parking stall #21. Storage Locker #26

The Folio, with its attractive architectural design is close to the core of UBC's lecture halls & theatres! 780 SF allows for a spacious one bedroom, an 8'6" by 8' study & large living area. Living room, bedroom & covered, private deck overlook a beautiful, serene water feature located in a quiet, peaceful setting! Interior condition is excellent as it has been owner occupied!

Open concept with no hallways maximize the best use of space! Kitchen has an island with sink can be used as an eating area with bar stool. Modern looking kitchen with quality finishings has light colored wood shaker cabinets, stainless steel appliances & granite counter tops. Good size in-suite storage + bedroom has a walk-in closet. Sleek, clean looking gas fireplace mantle in the living room.

Conveniently located in popular University VW. Easy access to UBC and other amenities.



**GEOFF JARMAN**  
PERSONAL REAL ESTATE CORPORATION

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The enclosed information while deemed to be correct, is not guaranteed & should be verified by the Purchaser if deemed important.  
This communication is not intended to cause or induce breach of an existing agency agreement.

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## Local Schools!

\*Information from SD#39. Please verify if important

### Elementary

K - 7 University Hill Elementary

### Secondary

8 - 12 University Hill Elementary

### French Immersion - Secondary

8 - 12 Kitsilano Secondary

### Post Secondary

UBC, UCW & Saint Mark's College

### Early Child Care

LIFT Early Learning Centre, VSB StrongStart Early Learning Centre, Human Early Learning Partnership Childcare & others.



## What's Nearby

H-Mart Express, Save-on-Foods, UBC Fresh Market, Harvest, IGA Loblaws Market, Top 10 Produce, Whole Foods & others

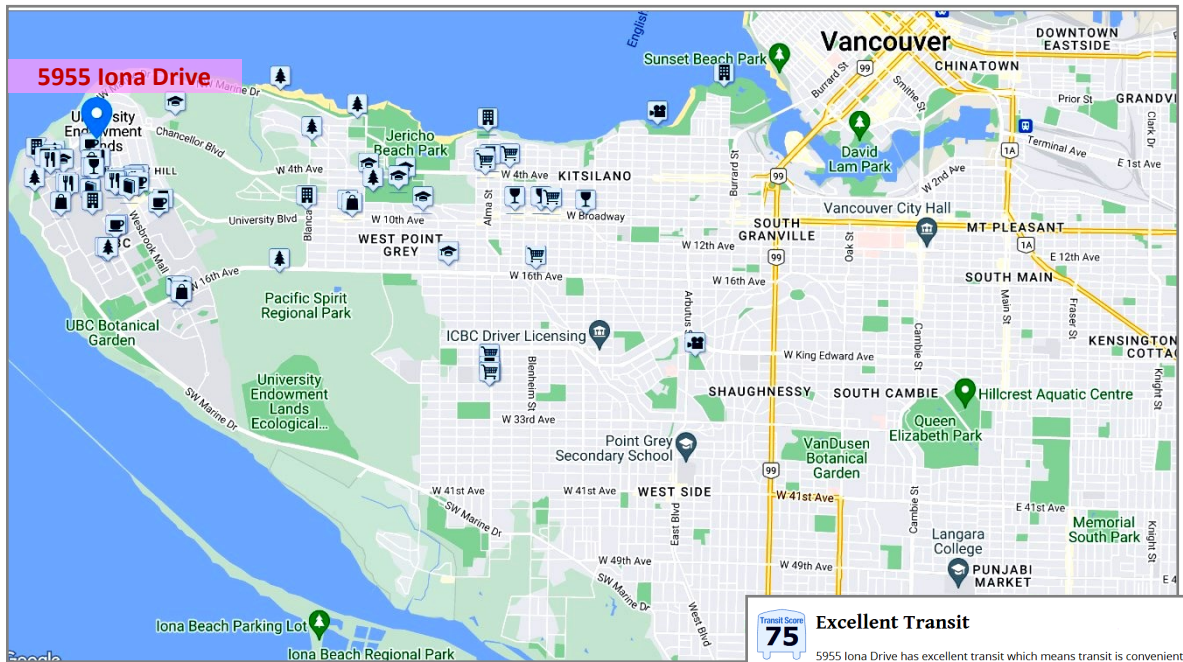
Sesame, Tacomio, Steve's Poke Bar, DownLow Chicken, Porch & several others!

Starbucks, Great Dane Coffee, J J Bean Coffee, Café Ami, Blue Chip Café, Blenz Coffee, Trees Organic Coffee, & Hero Café & others

Woodward Library, UBC Library, Westbrook Community Centre, Old Barn Community Centre Fifth Avenue Cinemas, & others

Jericho Village Centre, City Square Centre, International Village Mall, & street shopping!

Westmount Park, Michael Smith Park, Mundell Park, Jim Everett Memorial Park & Others



**Transit Score 75 Excellent Transit**

5955 Iona Drive has excellent transit which means transit is convenient for most trips. Car sharing is available from Zipcar.

**Bus lines:**

068 UBC Exchange/Wesbro...	0.1 km	044 UBC/Downtown	0.2 km
084 UBC/VCC-Clark Station	0.2 km	099 Commercial-Broadway/...	0.5 km
049 Metrotown Station/Dun...	0.5 km	025 Brentwood Station/UBC	0.5 km
033 29th Avenue Station/UBC	0.5 km	R4 41st Ave	0.5 km
004 Powell/Downtown/UBC	0.7 km	N17 Downtown/UBC NightB...	0.7 km

**5955 Iona Drive**

A location in Vancouver

Commute to **Downtown West Vancouver**

33 min 36 min 43 min 60+ min View Routes

Favorite Map Nearby Apartments

**Walk Score 51 Somewhat Walkable**  
Some errands can be accomplished on foot.

**Transit Score 75 Excellent Transit**  
Transit is convenient for most trips.

**Bike Score 75 Very Bikeable**  
Biking is convenient for most trips.

**Travel Time Map**

Explore how far you can travel by car, bus, bike and foot from 5955 Iona Drive.