

Presented by:
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Vancouver West, Downtown VW Residential Attached
1303 283 DAVIE ST, V6B 5T6 MLS# V831903 **Active**



List Price: \$719,000 Previous Price:

Subdiv/Complex:
 Frontage: Approx Yr Bld: 1996 PID: 018-682-812
 Depth/Size: Age at List Date 14 Type: Apartment/Condo
 Lot SqFt: 0 Bedrooms: 2 Zoning: MF
 Exposure: SW Bathrooms: 2 Taxes: \$2,488 (2009)
 Stories in Bldg: 15 Full Baths: 2 Gst Incl:
 Flood Plain: No Half Baths: 0 Apprvl Req: No
 Meas. Type: Tax Incl Utilities:
 Fixtures Lsd: N
 Fixt Removed: N
 View: Y - FALSE CREEK & THE ROUNDHOUSE

Style of Home: Corner Unit, Upper Unit	Total Parking: 2	Covered Parking: 2
Construction: Concrete, Frame - Metal	Parking Access: Lane	
Foundation: Concrete Perimeter	Parking Facilities: Garage Underbuilding	
Exterior: Stucco		
Rain Screen:	R/I Plumbing:	
Type of Roof: Asphalt	Dist to Public Trans: 1	Dist to School/Bus: 1
Renovations: Partly	Units in Development:	Total Units in Strata: 155
Flooring: Concrete, Tile, Wall/Wall/Mixed	Locker: Yes	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Baseboard, Hot Water	Title to Land: Freehold Strata	
No. of Fireplaces: 0	Seller's Interest: Registered Owner	
Fireplace Fuel:	Mortgage Info: \$0	
Outdoor Area: Balcony(s)	Property Disclosure: Y	
Mngmt Co: CROSBY	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed	
Mngmt Ph: 604-689-6937	Maint Fee: \$463.00	

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Gas, Heat, Hot Water, Management, Recreation Facility, Snow removal, Other

Legal: PL LMS1306 LT 142 DL FC LD 36

Amenities: Bike Room, Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Swirlpool/Hot Tub

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Sprinkler - Fire

Site Influences: Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 13'						
Main F.	Kitchen	8' X 4'1						
Main F.	Dining	15' X 12'						
Main F.	Master Bedroom	16'11 X 11'8						
Main F.	Bedroom	14'7 X 10'3						

Floor Area (SqFt):	Total # Rooms: 5	Bathrooms
Finished Floor Area Main: 1,280	Finished Levels: 1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 1,280	Restricted Age:	5
	# Pets / Cats; Dogs: 2 / Cats: No; Dogs: Yes	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 1,280		8

Listing Broker(s): (1) Prudential Sussex Realty

Large 2 bdrm south facing apt w/ open plan white country kitchen and fabulous views over False Creek and the Roundhouse, conveniently located at the Yaletown-Roundhouse skytrain station. The mtnc fee incl cable, high speed wireless, heat & hot water. This is one of the best located suites in the building. Amenities include swimming pool, sauna, steam rm & rec centre.