

Active
R2079655
 Board: V, Attached
 Apartment/Condo

803 1055 RICHARDS STREET

Vancouver West
 Downtown VW
 V6B 0C2

\$598,000 (LP)
 (SP)



DOM: **1** List Date: **6/12/2016** Expiry Date: **12/31/2016**
 Prev. Price: **\$0** Original Price: **\$598,000** Sold Date:
 Meas. Type: Frontage (feet): Approx. Year Built: **2009**
 Depth/Size: Frontage (metres): Age: **7**
 Sq. Footage: **0.00** Bedrooms: **1** Zoning: **APT**
 Flood Plain: Bathrooms: **1** Gross Taxes: **\$1,516.66**
 Exposure: **Northwest** Full Baths: **1** For Tax Year: **2015**
 If new, GST/HST inc?: Half Baths: **0** Tax Inc. Utilities?:
 P.I.D.: **027-874-681** Approval Req.?: **No** Maint. Fee: **\$244.42**
 View: **Yes: CITY** Tour:
 Mgmt. Co's Name: **RANCHO** Mgmt. Co #: **604-684-4505**
 Complex / Subdiv: **DONOVAN**
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**

Style of Home: Upper Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Rear
Construction: Concrete	Parking: Garage; Underground	Locker: Y	
Exterior: Brick, Concrete	Dist. to Public Transit: 1	Dist. to School Bus: 1	
Foundation: Concrete Perimeter	Units in Development: 152	Total Units in Strata:	
Rain Screen:	Title to Land: Freehold Strata		
Renovations:	Seller's Interest: Registered Owner		
Water Supply: City/Municipal	Property Disc.: No : RENTAL PROPERTY		
Fireplace Fuel:	Fixtures Leased: No :		
Fuel/Heating: Geothermal, Heat Pump	Fixtures Rmvd: :		
Outdoor Area: Balcony(s)	Floor Finish: Hardwood, Tile		
Type of Roof: Tar & Gravel			

Maint Fee Inc: **Gardening, Gas, Heat, Hot Water, Management, Recreation Facility**
 Legal: **PL BCS3395 LT 75 DL 541 LD 36**

Amenities: **Club House, Exercise Centre, In Suite Laundry, Recreation Center, Sauna/Steam Room**

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

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	9'0 x 9'0			x			x
Main	Dining Room	8'0 x 7'0			x			x
Main	Kitchen	8'0 x 8'0			x			x
Main	Bedroom	10'0 x 8'0			x			x
Main	Den	8'0 x 5'0			x			x
Main	Foyer	7'0 x 4'0			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 562	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 562 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: 0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Door Height:
Grand Total: 562 sq. ft.	Basement: None			6				
				7				
				8				

List Broker 1: **Kore Realty - Office: 604-293-8888**

List Sales Rep 1: **Wayne Pasco - Phone: 604-790-5404**

List Sales Rep 2: **3: wayne@waynepasco.com**

Sell Broker 1: **3:**

Sell Sales Rep 1: **2:**

Owner: **C. CHENG**

Commission: **3.25% ON THE FIRST \$100,000 / 1.15% ON THE BALANCE.**

Appointments: **Phone L.R. First**
 Call: **WAYNE**
 Phone: **604-790-5404**

Occupancy: **Tenant**

Realtor Remarks: **Shows well. Great tenanted at \$1700month. Convenient Parking #209 (p2), Large Storage Locker #77 (p1). *2/10/10 warranty*. All info approx. *First shows June 18/19, 2:30-4:00pm.**

'You'll love DONOVAN'...One of Yaletowns finest properties. NW facing (quiet side), efficient 1 bed + den floor plan featuring; wide plan hardwood flooring, chef kitchen w/ granite c-tops, Miele S-Steel appliances incl. gas cooktop, eating bar & plenty of cupboard space. 'Spa-like' bath, full size W/D, large deck + Energy Saving Geothermal Heat / Air Conditioning! 1 park/storage + *2/10/10 warranty!. Pet & rents ok. *Open Sat/Sun (06/18 & 19) 2:30-4:00PM*. All info/meas approx.