



Presented by:
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Sold
R2072174
 Board: V
 Apartment/Condo

808 821 CAMBIE STREET
 Vancouver West
 Downtown VW
 V6B 0E3

Residential Attached
\$525,000 (LP)
\$600,000 (SP)



Sold Date: **5/31/2016** Frontage (feet): Original Price: **\$525,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **2008**
 Depth / Size (ft.): Bedrooms: **1** Age: **8**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **CD-1**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,368.18**
 Approval Req?: Half Baths: **0** For Tax Year: **2015**
 Exposure: **West** Maint. Fee: **\$248.27** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **027-572-137**
 Tour:
 Mgmt. Co's Name: **FIRST SERVICE RESIDENTIAL**
 Mgmt. Co's Phone: **604-683-8900**
 View: **Yes: NOT SPECIFIED**
 Complex / Subdiv: **RAFFLES ON ROBSON**
 Services Connected: **Electricity, Water**

Style of Home: Upper Unit	Total Parking: 1	Covered Parking: 1	Parking Access:
Construction: Concrete	Parking: Garage Underbuilding		Locker: N
Exterior: Concrete	Reno. Year:	Dist. to Public Transit: OUTSIDE	Dist. to School Bus: 2 BLKS
Foundation: Concrete Perimeter	R.I. Plumbing:	Units in Development: 150	Total Units in Strata: 150
Rain Screen: Full	R.I. Fireplaces:	Title to Land: Freehold Strata	
Renovations:	# of Fireplaces: 0	Seller's Interest: Registered Owner	
Water Supply: City/Municipal		Property Disc.: Yes	
Fireplace Fuel:		Fixtures Leased: No	
Fuel/Heating: Baseboard, Electric		Fixtures Rmvd: :	
Outdoor Area: Balcony(s)		Floor Finish: Laminate, Mixed	
Type of Roof: Tar & Gravel			

Maint Fee Inc: **Gardening, Hot Water, Management, Recreation Facility**
 Legal: **PL BCS2982 LT 49 DL 541 LD 36**

Amenities: **Exercise Centre, In Suite Laundry**

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	Master Bedroom	9'9 x 10'			x			x
Main	Living Room	10'4 x 8'6			x			x
Main	Kitchen	8'9 x 7'10			x			x
Main	Flex Room	5'5 x 6'7			x			x
Main	Walk-In Closet	6'1 x 4'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 582	# of Rooms: 5	# 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): 582 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed, Rentals Allowed			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 582 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Kore Realty Elite**

Rennie & Associates Realty

Welcome to the Raffles building - #808-821 Cambie St offers city living at its finest. Super efficient 582 sqft layout includes 1 bed and DEN with fantastic city views from your West facing balcony. Inside is extremely well kept boasting dark cabinetry, upgraded pocket doors in the closet and DEN, H/W floors, Miele appliances and a MASSIVE bathroom. Around the building you're spoiled with a host of restaurants, shops and only a few blocks to the skytrain. Be in the heart of everything here at the Raffles building. Excellent opportunity for owners or investors. 1 Parking included and visitor parking for your guests. Pets and Rentals welcome.