

Presented by:
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Vancouver West, Fairview VW Residential Attached
 # 312 1777 W 13TH AV, V6J 2H2 MLS# V1017056 **Active**



List Price: \$399,000 Previous Price:

Subdiv/Complex:
 Frontage: Approx Yr Blt: 1973 PID: 003-182-274
 Depth/Size: Type: Apartment/Condo
 Lot SqFt: 0 Age at List Date: 40 Zoning: RM-3
 Exposure: Bedrooms: 1 Taxes: \$1,489 (2013)
 Stories in Bldg: 3 Bathrooms: 1 If New GST/HST Incl:
 Flood Plain: Full Baths: 1 Tax Incl Utilities: No
 Meas. Type: Feet Half Baths: 0 Apprvl Reqd:
 Fixtures Lsd:
 Fixt Removed:
 View:

Style of Home: Upper Unit	Total Parking: 1	Covered Parking: 1
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground	
Exterior: Mixed		
Rain Screen:	R/I Plumbing:	
Type of Roof: Tar & Gravel	Dist to Public Trans:	Dist to School/Bus:
Renovations:	Units in Development: 41	Total Units in Strata: 41
Flooring:	Locker: Yes	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Baseboard, Hot Water	Title to Land: Freehold Strata	
No. of Fireplaces: 0	Seller's Interest: Power of Attorney	
Fireplace Fuel:	Mortgage Info: \$0	
Outdoor Area: Balcony(s)	Property Disclosure: Y	
Mngmt Co: STRATACO MANAGEMENT	Bylaw Restrictions: Pets Not Allowed, Rentals Allowed w/Restrictions	
Mngmt Ph: 604-291-4141	Maint Fee: \$250.00	

Maint Charge Incl: Gardening, Garbage Pickup, Heat, Hot Water, Management

Legal: PL VR45 LT 37 DL 526 LD 36
 Amenities: Bike Room, Elevator, In Suite Laundry, Storage, Workshop Attached
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Central Location, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18'2 X 12'						
Main F.	Bedroom	13'7 X 11'5						
Main F.	Dining	9'2 X 8'5						
Main F.	Kitchen	8'5 X 8'3						
Main F.	Walk-In Closet	8'2 X 5'						
Main F.	Storage	7'6 X 5'2						

Floor Area (SqFt):		Total # Rooms: 6	Bathrooms
Finished Floor Area Main:	840	Finished Levels: 1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area: None	2
Finished Floor Area Down:	0		3
Finished Floor Area Bsmt:	0	Bsmt Height:	4
Total Finished Floor Area:	840	Restricted Age:	5
		# Pets / Cats; Dogs:	6
Unfinished Floor Area:	0	# or % Rentals:	7
Grand Total Floor Area:	840		8

Listing Broker(s): Regent Park Realty Inc.

Rarely available! Huge 840 sqft, very well cared for 1 bedroom/bathroom unit with excellent floor plan in a fabulous location close to all the shopping & restaurants. Top floor unit faces north with a very large balcony with access from living room and bedroom overlooking a quiet green space. Well maintained building with new elevator (2011), new roof (2012) and balconies. Excellent condition with newer appliances, side by side washer/dryer. Great flow with entertainment sized rooms and large insuite storage that could be used as small office. Comes with 1 parking and additional storage locker. Maintenance includes heat & hot water. OPEN HOUSE SUN July 14, 2-4.