

Presented by:
Gino Pezzani
 Regent Park Realty Inc.
 Cell: 604-418-9366
 Email: gino@vanhomesales.com
 Website: www.vanhomesales.com

Vancouver West, West End VW Residential Attached
419 1655 NELSON ST, V6G 1M3 MLS# V1035893 **Active**



List Price: \$348,800 Previous Price:

Subdiv/Complex: HEMPSTEAD MANOR

Frontage:	Approx Yr Blt:	1973	PID:	003-946-801
Depth/Size:			Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date:	40	Zoning:	RM-5A
Exposure:	Bedrooms:	1	Taxes:	\$1,337 (2013)
Stories in Bldg: 4	Bathrooms:	1	If New GST/HST Incl:	
Flood Plain:	Full Baths:	1	Tax Incl Utilities:	No
Meas. Type:	Half Baths:	0	Apprvl Reqd:	
Fixtures Lsd:				
Fixt Removed:				
View:				

Style of Home:	Penthouse	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Brick, Stucco				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Torch-On				
Renovations:		Reno Year:		Dist to School/Bus:	
Flooring:	Laminate, Tile			Total Units in Strata:	75
Water Supply:	City/Municipal	Locker:	Yes		
Heat/Fuel:	Baseboard	Possession:			
No. of Fireplaces:	0	Title to Land:	Freehold Strata		
Fireplace Fuel:		R/I Fireplaces:		Seller's Interest:	Registered Owner
Outdoor Area:	Balcony(s)	Mortgage Info:	\$0		
Mngmt Co:	Baywest	Property Disclosure:	Y		
Mngmt Ph:	604-257-0325	Bylaw Restrictions:	Pets Allowed, Rentals Allowed		
Maint Fee:	\$324.94				

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

Legal: PL VAS1408 LT 75 DL 185 LD 36 NWD
 Amenities: Bike Room, Elevator, Shared Laundry, Storage
 Features Incl: Dishwasher, Drapes/Window Coverings, Microwave, Refrigerator, Stove

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Master Bedroom	14'2 X 10'4						
Main F.	Living Room	19'10 X 11'7						
Main F.	Dining	7'9 X 6'6						
Main F.	Kitchen	6'6 X 7'4						

Floor Area (SqFt):	Total # Rooms:	4	Bathrooms
Finished Floor Area Main:	709	Finished Levels:	1
Finished Floor Area Up:	0	Basement Area:	None
Finished Floor Area Down:	0		2
Finished Floor Area Bsmt:	0	Bsmt Height:	3
Total Finished Floor Area:	709	Restricted Age:	4
		# Pets / Cats; Dogs:	5
Unfinished Floor Area:	0	# or % Rentals:	6
Grand Total Floor Area:	709		7
			8

Listing Broker(s): Regent Park Realty Inc.

Best unit in the building! Spacious TOP FLOOR 1 bedroom suite with sunny serene southern exposure. This building is one of the nicest buildings in the West End with many upgrades including new lobby, new roof and new fob system with plumbing & elevators done recently. This very unique home has post and beam construction with higher 9 foot ceilings to give a great sense of space & light. HUGE bedroom, lots of storage and newer stainless appliances. Enjoy your large private balcony overlooking mature trees and the sunny southern exposure. Very peaceful and quiet in an excellent neighbourhood close to all the amenities Denman St, Stanley Park and the seawall have to offer. Pet and rental friendly. OPEN HOUSE SAT NOV. 23 2-4

ML # V1035893

419 1655 NELSON ST

\$348800



Exterior Front



