

Presented by:
Lima Liao
 Sutton Group - Killarney Realty
 Email: lima@sutton.com
 Phone: 604-618-5000

Downtown VW, Vancouver West Residential Attached
1303 909 MAINLAND ST **MLS # V643284** **Sold**



List Price: \$299,000	Sale Price: \$295,000	Days on Market: 9
Previous Price: \$299,000	Sale Date: 27-Apr-07	
Original Price: \$299,000	Subdiv/Complex: YALETOWN PARK II	
Frontage:	View:	
Depth/Size:	Postal Code: V6B 1S3	Type: Apartment Unit
Lot SqFt: 0		Approx Yr Blt: 2006
Exposure:	Bedrooms: 0	Age at List Date: 1
Stories in Bldg:	Bathrooms: 1	Zoning: APT
Flood Plain:	Full Baths: 1	Taxes: / 2006
Meas. Type:	Half Baths: 0	Gst Incl: No
Fixtures Lsd: No		Apprvl Reqd:
Fixt Removed:		Occupancy: Vacant
		Tax Incl Utilities: N

Style of Home: Other	Total Parking: 1	Covered Parking: 1
Construction: Concrete Block / Concrete	Parking Stall #: 64-1	Parking Stall Owned:
Foundation: Concrete Perimeter	Parking Access: Lane	
Exterior: Other	Parking Facilities: Garage; Underground	
Rain Screen:	Dist to Public Trans:	Dist to School/Bus:
Type of Roof: Other	Units in Development:	Total Units in Strata:
Renovations:	Locker: Yes	Locker #: 66
Flooring:	Possession:	
Water Supply: Other	Title to Land: Freehold Strata	
Heat/Fuel: Electric	Seller's Interest: Registered Owner	
No. of Fireplaces: 0	Mortgage Info: 0 -	
Fireplace Fuel:	Property Disclosure: / Yes	
Outdoor Area: Balcony(s)	Bylaw Restrictions: Pets Allowed, Rentals Allowed	
Mngmt Co/Phone: CROSBY / 604-683-8900		
Mo. Maint Charge: \$157.00		

Maint Charge Incl: **Other**

Legal: **SL 106 DL 541 LD 36 GRP 1 PL BCS 2103** PID: **026-878-593**

Amenities: **Elevator, Exercise Centre, Garden, Guest Suite, In Suite Laundry**

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Dishwasher, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave**

Site Influences:

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
Main F.	Living Room	14' X 10'						
Main F.	Dining	0' X 0'						
Main F.	Kitchen	8' X 8'						

Floor Area (SqFt):	Total # Rooms: 3	Bathrooms:
Finished Floor Area Main: 433	Finished Levels: 1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area: Full	2
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 433	Restricted Age:	5
	# Pets; Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 433		8

Listing Broker(s): **(1) Coldwell Banker Westburn Rlty.**

Yaletown Park II. The location with steps away to all the stores, restaurants, easy access to downtown and westside. Great layout. No GST.