

Presented by:
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West End VW, Vancouver West Residential Attached
1710 1331 ALBERNI ST **MLS # V702873** **Active**



List Price: **\$315,000**

Previous Price: Subdiv/Complex: **THE LIONS**
 Original Price: **\$315,000** View:
 Frontage: Postal Code: **V6E 4S1** Type: **Apartment Unit**
 Depth/Size: Approx Yr Blt: **1999**
 Lot SqFt: **0** Age at List Date **9**
 Exposure: **SE** Bedrooms: **0** Zoning: **CD-1**
 Stories in Bldg: **33** Bathrooms: **1** Taxes: **\$1,107 / 2007**
 Flood Plain: Full Baths: **1**
 Meas. Type: **Metres** Half Baths: **0** Apprvl Reqd:
 Fixtures Lsd: Occupancy: **Tenant**
 Fixt Removed: Tax Incl Utilities: **N**

Style of Home: Upper Unit Construction: Concrete Foundation: Concrete Perimeter Exterior: Concrete / Mixed Rain Screen: Type of Roof: Tar & Gravel Renovations: Flooring: Wall/Wall/Mixed Water Supply: City/Municipal Heat/Fuel: Baseboard / Electric No. of Fireplaces: 0 Fireplace Fuel: None Outdoor Area: None Mngmt Co/Phone: SOUTHVIEW / 604-270-8811 Mo. Maint Charge: \$177.51	Total Parking: 1 Covered Parking: 1 Parking Stall #: Parking Stall Owned: Parking Access: Side Parking Facilities: Garage; Underground / Visitor Parking Dist to Public Trans: CLOSE Units in Development: Total Units in Strata: 450 Locker: Yes Locker #: Possession: TBA Title to Land: Freehold Strata Seller's Interest: Registered Owner Mortgage Info: 0 - Property Disclosure: / Yes Bylaw Restrictions: Pets Allowed, Rentals Allowed	
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Maint Charge Incl: **Gardening, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility**

Legal: **PL LMS 3942 LT 150 DL 185 LD 36 UNDIV 41/28336 SHARE IN COM PROP THEREIN** PID: **024-554-065**
 Amenities: **Exercise Centre, Guest Suite, In Suite Laundry, Recreation Center, Sauna/Steam Room**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**

<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	10' X 13'6"						
Main F.	Kitchen	7' X 7'						
Main F.	Den	5'6 X 7'						

Floor Area (SqFt):	Total # Rooms: 3	Bathrooms:
Finished Floor Area Main: 445	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: 445	Restricted Age:	5
	# Pets; Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 445		8

Listing Broker(s): **(1) Sutton Group Killarney Realty**

The Lions. Bright SE facing corner suite. Functional open plan with solarium can double as sleeping area. Excellent building, awesome location - 1 block to Robson & short walk to SEAWALL & STANLEY PARK. 1 parking & 1 storage included.