

Presented by:

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West End VW, Vancouver West
1710 1331 ALBERNI ST

MLS # V599825

Residential Attached
Sold



List Price:	\$254,900	Sale Price:	\$247,000	Days on Market:	105
Previous Price:		Sale Date:	11-Oct-06		
Original Price:	\$254,900	Subdiv/Complex:	THE LIONS		
Frontage:		View:	Yes; CITY VIEW		
Depth/Size:		Postal Code:	V6E 4S1	Type:	Apartment Unit
Lot SqFt:	0			Approx Yr Blt:	1999
Exposure:	SE	Bedrooms:	0	Age at List Date:	7
Stories in Bldg:		Bathrooms:	1	Zoning:	CD-1
Flood Plain:		Full Baths:	1	Taxes:	\$1,014 / 2005
Meas. Type:	Imperial	Half Baths:	0	Gst Incl:	
Fixtures Lsd:	No			Apprvl Reqd:	
Fixt Removed:				Occupancy:	Tenant
				Tax Incl Utilities:	N

Style of Home:	Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Stall #:	480	Parking Stall Owned:	
Foundation:	Concrete Perimeter	Parking Access:	Lane / Rear		
Exterior:	Mixed	Parking Facilities:	Garage; Underground		
Rain Screen:		Dist to Public Trans:	0 BLK	Dist to School/Bus:	
Type of Roof:	Tar & Gravel	Units in Development:		Total Units in Strata:	
Renovations:		Locker:	Yes	Locker #:	312
Flooring:	Wall/Wall/Mixed	Possession:			
Water Supply:	City/Municipal	Title to Land:	Freehold Strata		
Heat/Fuel:	Electric	Seller's Interest:	Registered Owner		
No. of Fireplaces:	0	Mortgage Info:	0 -		
Fireplace Fuel:	None	Property Disclosure:	OWNER IS INVESTOR & NEVER LIVED IN / No		
Outdoor Area:	None	Bylaw Restrictions:	Pets Allowed, Rentals Allowed		
Mngmt Co/Phone:	SOUTHVIEW MGT. / 604-270-8811				
Mo. Maint Charge:	\$150.12				

Maint Charge Incl: **Caretaker, Gardening, Garbage Pickup, Hot Water, Management, Recreation Facility**

Legal: **PL LMS3942 LT 150 DL 185 LD 36 UNDIV 41/28336 SHARE IN COM PROP THEREIN.** PID: **024-554-065**
Amenities: **Club House, Elevator, Exercise Centre, In Suite Laundry, Guest Suite, Storage**
Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Microwave, Stove**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	10' X 13'6"						
Main F.	Kitchen	7' X 7'						
Main F.	Den	7' X 5'6"						

Floor Area (SqFt):		Total # Rooms:	3	Bathrooms:	
Finished Floor Area Main:	438	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:	438	Restricted Age:		5	
		# Pets; Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	438			8	

Listing Broker(s): **(1) RE/MAX REAL ESTATE SERVICES**

Affordable good size studio @ The Lions. Bright SE facing corner. Functional open plan w/ solarium can double as sleeping area or den. Excellent bldg & location-1 blk to ROBSON & short walk to SEAWALL & STANLEY PARK. 1 pkg, 1 locker.