

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

Downtown VW, Vancouver West Residential Attached  
**# 1902 867 HAMILTON ST** **MLS # V632915** **Sold**



List Price: <b>\$379,000</b>	Sale Price: <b>\$361,000</b>	Days on Market: 64
Previous Price: <b>\$388,000</b>	Sale Date: <b>01-May-07</b>	
Original Price: <b>\$388,000</b>	Subdiv/Complex: <b>JARDINE'S LOOKOUT</b>	
Frontage:	View:	
Depth/Size:	Postal Code: <b>V6B 2R7</b>	Type: <b>Apartment Unit</b>
Lot SqFt: <b>0</b>		Approx Yr Blt: <b>1995</b>
Exposure:	Bedrooms: <b>1</b>	Age at List Date: <b>12</b>
Stories in Bldg:	Bathrooms: <b>1</b>	Zoning: <b>DD</b>
Flood Plain:	Full Baths: <b>1</b>	Taxes: <b>\$1,464 / 2006</b>
Meas. Type:	Half Baths: <b>0</b>	Gst Incl:
Fixtures Lsd: <b>No</b>		Apprvl Reqd:
Fixt Removed:		Occupancy: <b>Vacant</b>
		Tax Incl Utilities: <b>N</b>

Style of Home: <b>Upper Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>
Construction: <b>Concrete</b>	Parking Stall #: <b>166</b>	Parking Stall Owned:
Foundation: <b>Concrete Perimeter</b>	Parking Access: <b>Rear</b>	
Exterior: <b>Concrete / Mixed</b>	Parking Facilities: <b>Garage; Underground</b>	
Rain Screen:		
Type of Roof: <b>Other</b>	Dist to Public Trans: <b>CLOSE</b>	Dist to School/Bus: <b>CLOSE</b>
Renovations:	Units in Development:	Total Units in Strata: <b>125</b>
Flooring: <b>Wall/Wall/Mixed</b>	Locker: <b>Yes</b>	Locker #:
Water Supply: <b>City/Municipal</b>	Possession: <b>TBA</b>	
Heat/Fuel: <b>Electric / Natural Gas</b>	Title to Land: <b>Freehold Strata</b>	
No. of Fireplaces: <b>1</b>	Seller's Interest: <b>Registered Owner</b>	
Fireplace Fuel: <b>Gas - Natural</b>	Mortgage Info: <b>0 -</b>	
Outdoor Area: <b>None</b>	Property Disclosure: <b>/ Yes</b>	
Mngmt Co/Phone: <b>COLYVAN PACIFIC / 604-683-8399</b>	Bylaw Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed w/Restrictions</b>	
Mo. Maint Charge: <b>\$181.40</b>		

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

Legal: **PL LMS1716 LT 75 DL 541 LD 36 UNDIV 714/127112 SHARE IN COM PROP THEREIN.** PID: **019-081-464**  
 Amenities: **Bike Room, In Suite Laundry, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub**  
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

Site Influences: **Central Location, 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	14' X 13'						
Main F.	Dining	10' X 7'						
Main F.	Kitchen	8' X 7'						
Main F.	Bedroom	13' X 12'						
Main F.	Den	8' X 8'						

<b>Floor Area (SqFt):</b>	Total # Rooms: <b>5</b>	<b>Bathrooms:</b>
Finished Floor Area Main: <b>768</b>	Finished Levels: <b>1</b>	1 <b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up: <b>0</b>	Basement Area: <b>None</b>	2
Finished Floor Area Down: <b>0</b>		3
Finished Floor Area Bsmt: <b>0</b>	Bsmt Height:	4
Total Finished Floor Area: <b>768</b>	Restricted Age:	5
	# Pets; Cats; Dogs:	6
Unfinished Floor Area: <b>0</b>	# or % Rentals:	7
Grand Total Floor Area: <b>768</b>		8

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

**Heart of downtown "Live/Work" district. Short walk to trendy Yaletown & Robston St. shops, theater. 1 bdrm & den "Bosa" unit, very well maintained, clean & spacious. Great bldg. Great loc. Great rec facility. SE facing with lovely view of False Creek & Mount Baker.**