

Presented by:  
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West End VW, Vancouver West Residential Attached  
**# 205 1230 COMOX ST** **MLS # V629527** **Sold**



List Price: <b>\$379,000</b>	Sale Price: <b>\$379,000</b>	Days on Market: 7
Original Price: <b>\$379,000</b>	Sale Date: <b>13-Feb-07</b>	
Previous Price:	Subdiv/Complex: <b>LA MIRAGE</b>	
Depth/Size:	View: <b>No</b>	
Lot SqFt: <b>0</b>	Postal Code: <b>V6E 1K7</b>	Type: <b>Apartment Unit</b>
Exposure: <b>S</b>	Bedrooms: <b>2</b>	Approx Yr Blt: <b>1985</b>
Stories in Bldg: <b>6</b>	Bathrooms: <b>1</b>	Age at List Date: <b>22</b>
Flood Plain: <b>No</b>	Full Baths: <b>1</b>	Zoning: <b>RM-5B</b>
Meas. Type:	Half Baths: <b>0</b>	Taxes: <b>\$1,550 / 2006</b>
Fixtures Lsd: <b>No</b>		Gst Incl: <b>No</b>
Fixt Removed: <b>N</b>		Apprvl Reqd: <b>No</b>
		Occupancy: <b>Owner</b>
		Tax Incl Utilities: <b>N</b>

Style of Home: <b>Corner Unit / Upper Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>
Construction: <b>Concrete</b>	Parking Stall #: <b>12</b>	Parking Stall Owned: <b>Y</b>
Foundation: <b>Concrete Perimeter</b>	Parking Access: <b>Rear</b>	
Exterior: <b>Concrete / Stucco</b>	Parking Facilities: <b>Other</b>	
Rain Screen: <b>No</b>		
Type of Roof: <b>Tar &amp; Gravel</b>	Dist to Public Trans:	Dist to School/Bus:
Renovations: <b>Partly</b>	Units in Development:	Total Units in Strata: <b>26</b>
Flooring: <b>Hardwood / Tile</b>	Locker: <b>No</b>	Locker #:
Water Supply: <b>City/Municipal</b>	Possession:	
Heat/Fuel: <b>Electric</b>	Title to Land: <b>Freehold Strata</b>	
No. of Fireplaces: <b>0</b>	Seller's Interest: <b>Registered Owner</b>	
R/I Fireplaces: <b>0</b>	Mortgage Info: <b>0 - Treat as Clear Title;</b>	
Fireplace Fuel:	Property Disclosure: <b>/ Yes</b>	
Outdoor Area: <b>Balcony(s); Patio(s) or Deck(s)</b>	Bylaw Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed w/Restrictions</b>	
Mngmt Co/Phone: <b>604 REAL ESTATE SERVICES / 604-689-0909</b>		
Mo. Maint Charge: <b>\$213.24</b>		

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

Legal: **PL VR 1397 SL 10 LD 36** PID: **006-463-061**  
 Amenities: **Elevator, Bike Room**  
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Dishwasher, Garage Door Opener, Refrigerator, Stove**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 10'						
Main F.	Dining	10' X 6'						
Main F.	Kitchen	8' X 8'						
Main F.	Bedroom	9'10 X 12'						
Main F.	Bedroom	9'7 X 10'10						

<b>Floor Area (SqFt):</b>	Total # Rooms: <b>5</b>	<b>Bathrooms:</b>
Finished Floor Area Main: <b>828</b>	Finished Levels: <b>1</b>	1 <b>3 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>828</b>	Restricted Age:	5
	# Pets; Cats; Dogs:	6
Unfinished Floor Area: <b>0</b>	# or % Rentals:	7
Grand Total Floor Area: <b>828</b>		8

Listing Broker(s): **(1) Macdonald Realty Ltd.**

**Live in the heart of West End. This spacious 2 bedroom, 1 bathroom apartment has a renovated kitchen, large living room and eating area. South facing balcony for BBQ's and insuite storage. Refinished parquet hardwood floors are in every room. Close to Davie, Robson, Downtown and English Bay. 1 parking included, pets allowed, insuite laundry hook-up. Priced for quick sale. Act fast. Open House February 10 and 11, 1-3pm.**