

Presented by:  
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Downtown VW, Vancouver West Residential Attached  
**# 2102 438 SEYMOUR ST** **MLS # V681721** **Sold**



List Price: <b>\$349,000</b>	Sale Price: <b>\$355,000</b>	Days on Market: 24
Original Price: <b>\$349,000</b>	Sale Date: <b>12-Jan-08</b>	
Previous Price:	Subdiv/Complex: <b>CONFERENCE PLAZA</b>	
View: <b>Yes; WATER, MOUNTAINS, CITY</b>	Postal Code: <b>V6B 6H4</b>	Type: <b>Apartment Unit</b>
Frontage:	Bedrooms: <b>1</b>	Approx Yr Blt: <b>1996</b>
Depth/Size:	Bathrooms: <b>1</b>	Age at List Date: <b>11</b>
Lot SqFt: <b>0</b>	Full Baths: <b>1</b>	Zoning: <b>CD-1</b>
Exposure: <b>SW</b>	Half Baths: <b>0</b>	Taxes: <b>\$1,293 / 2007</b>
Stories in Bldg: <b>31</b>		Gst Incl:
Flood Plain: <b>No</b>		Apprvl Reqd:
Meas. Type:		Occupancy: <b>Owner</b>
Fixtures Lsd: <b>No</b>		Tax Incl Utilities: <b>Y</b>
Fixt Removed: <b>N</b>		

Style of Home: <b>Corner Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>
Construction: <b>Concrete Block / Concrete / Frame - Metal</b>	Parking Stall #: <b>43</b>	Parking Stall Owned: <b>Y</b>
Foundation: <b>Concrete Perimeter</b>	Parking Access:	
Exterior: <b>Concrete / Glass / Mixed</b>	Parking Facilities: <b>Garage Underbuilding</b>	
Rain Screen:		
Type of Roof: <b>Tar &amp; Gravel</b>	Dist to Public Trans: <b>1 BLK</b>	Dist to School/Bus:
Renovations:	Units in Development: <b>252</b>	Total Units in Strata:
Flooring: <b>Wall/Wall/Mixed</b>	Locker: <b>Yes</b>	Locker #: <b>103</b>
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>	
Fireplace Fuel:	Mortgage Info: <b>0 -</b>	
Outdoor Area: <b>Sundeck(s)</b>		
Mngmt Co/Phone: <b>FACILITECH / 604-684-9940</b>	Property Disclosure: <b>/ Yes</b>	
Mo. Maint Charge: <b>\$211.06</b>	Bylaw Restrictions: <b>Pets Allowed w/Rest.</b>	

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

Legal: **PL LMS2371 LT 242 DL 541 LD 36 UNDIV 47/15867** PID: **023-410-591**  
 Amenities: **Bike Room, Exercise Centre, Garden, Guest Suite, Pool; Indoor, Sauna/Steam Room**  
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Hot Tub Spa/Swirlpool, Microwave, Smoke Alarm, Sprinkler - Fire, Windows - Thermo**  
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

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

<b>Floor Area (SqFt):</b>	Total # Rooms: <b>4</b>	<b>Bathrooms:</b>
Finished Floor Area Main: <b>560</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>560</b>	Restricted Age:	5
	# Pets; Cats; Dogs:	6
Unfinished Floor Area: <b>0</b>	# or % Rentals:	7
Grand Total Floor Area: <b>560</b>		8

Listing Broker(s): **(1) Sutton Grp-West Coast Realty**

**Well kept SW corner 1 bdrm & Solarium in the heart of Downtown, Conference Plaza, with water and mountain views! Perfect central location, steps from Skytrain, offices, Robson St, Stanley Park, downtown BCIT & SFU campuses. Delta Hotel 1st class amenities, 24hr concierge, extremely well kept, pool, sauna, Jacuzzi, gym, reading room w/pool table and guest suite. Pet and rental friendly. Perfect for living or investment. Agent's open Sat 5-Jan-2008 10-2:30, Public open Sun 6-Jan-2008 10-2:30.**