

Presented by:
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Downtown VW, Vancouver West Residential Attached
2601 928 RICHARDS ST **MLS # V673801** **Sold**



List Price: \$368,000	Sale Price: \$368,000	Days on Market: 2
Original Price: \$368,000	Sale Date: 17-Oct-07	
Previous Price:	Subdiv/Complex: THE SAVOY	
Depth/Size:	View: Yes; WATER, MOUNTAIN	
Lot SqFt: 0	Postal Code: V6B 6P6	Type: Apartment Unit
Exposure:	Bedrooms: 1	Approx Yr Blt: 2000
Stories in Bldg:	Bathrooms: 1	Age at List Date: 7
Flood Plain:	Full Baths: 1	Zoning: DD
Meas. Type:	Half Baths: 0	Taxes: \$1,478 / 2007
Fixtures Lsd: No		Gst Incl:
Fixt Removed:		Apprvl Reqd:
		Occupancy: Vacant
		Tax Incl Utilities: N

Style of Home: Corner Unit	Total Parking: 1	Covered Parking: 1
Construction: Concrete	Parking Stall #: 19	Parking Stall Owned:
Foundation: Concrete Perimeter	Parking Access: Lane	
Exterior: Brick / Concrete / Mixed	Parking Facilities: Garage; Underground / Visitor Parking	
Rain Screen:	Dist to Public Trans: CLOSE	Dist to School/Bus: CLOSE
Type of Roof: Tar & Gravel	Units in Development:	Total Units in Strata:
Renovations: Reno Year:	Locker: Yes	Locker #: 19
Flooring: Wall/Wall/Mixed	Possession: TBA	
Water Supply: City/Municipal	Title to Land: Freehold Strata	
Heat/Fuel: Electric / Natural Gas	Seller's Interest: Registered Owner	
No. of Fireplaces: 1	Mortgage Info: 0 -	
Fireplace Fuel: Gas - Natural	Property Disclosure: / Yes	
Outdoor Area: Balcony(s)	Bylaw Restrictions: Pets Allowed, Rentals Allowed	
Mngmt Co/Phone: VANCOUVER CONDO / 604-684-6291		
Mo. Maint Charge: \$237.23		

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

Legal: **PL LMS4155 LT 189 DL 541 LD 36 UNDIV 568/139830 SHARE IN COM PROP THEREIN.** PID: **024-771-112**
 Amenities: **Exercise Centre, In Suite Laundry, Pool; Indoor, Recreation Center, Sauna/Steam Room, Storage**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Microwave**

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	12' X 10'						
Main F.	Dining	8' X 7'						
Main F.	Kitchen	10' X 5'						
Main F.	Master Bedroom	10' X 10'						
Main F.	Den	5' X 8'						

Floor Area (SqFt):	Total # Rooms: 5	Bathrooms:
Finished Floor Area Main: 568	Finished Levels: 1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2 0 Piece; Ensuite: N
Finished Floor Area Down: 0	Bsmt Height: 4	3 0 Piece; Ensuite: N
Finished Floor Area Bsmt: 0	Restricted Age: 5	
Total Finished Floor Area: 568	# Pets; Cats; Dogs: 6	
Unfinished Floor Area: 0	# or % Rentals: 7	
Grand Total Floor Area: 568		8

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

Fantastic VIEWS of Downtown, mountain & water. One bedroom and den unit with 9' ceilings, gas F/P, gas stove, granite counters, 2 balconies, swimming pool, gym, and etc. Pets and rentals are welcome.