

Presented by:

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West End VW, Vancouver West
506 1725 PENDRELL ST

MLS # V573351

Residential Attached
Sold



List Price:	\$338,000	Sale Price:	\$333,000	Days on Market:	92
Previous Price:		Sale Date:	26-Apr-06		
Original Price:	\$338,000	Subdiv/Complex:	STRATFORD PLACE		
Frontage:	0.00	View:			
Depth/Size:		Postal Code:	V6G 2X7	Type:	Apartment Unit
Lot SqFt:	0	Bedrooms:	1	Approx Yr Bilt:	1975
Exposure:	SE	Bathrooms:	1	Age at List Date:	31
Stories in Bldg:	19	Full Baths:	1	Zoning:	APT
Flood Plain:		Half Baths:	0	Taxes:	\$1,093 / 2005
Meas. Type:	Imperial			Gst Incl:	
Fixtures Lsd:	No			Apprvl Reqd:	
Fixt Removed:				Occupancy:	Owner

Style of Home:	Other	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Stall #:		Parking Stall Owned:	
Foundation:	Concrete Perimeter	Parking Access:	Lane		
Exterior:	Concrete	Parking Facilities:	Garage; Underground		
Rain Screen:	Yes	Dist to Public Trans:	CLOSE	Dist to School/Bus:	CLOSE
Type of Roof:	Tar & Gravel	Units in Development:		Total Units in Strata:	104
Renovations:	Partly	Locker:	Yes	Locker #:	
Flooring:	Wall/Wall/Mixed	Possession:			
Water Supply:	City/Municipal	Title to Land:	Freehold Strata		
Heat/Fuel:	Hot Water	Seller's Interest:	Registered Owner		
No. of Fireplaces:	0	Mortgage Info:	0 -		
Fireplace Fuel:	None	Property Disclosure:	Y / Yes		
Outdoor Area:	Balcony(s)	Bylaw Restrictions:	Pets Allowed, Rentals Not Allowed		
Mngmt Co/Phone:	BAYWEST / 604-257-0325				
Mo. Maint Charge:	\$222.08				

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

Legal: **PL VR 133 LT 25 DL 185 LD 36 UNDIV 883/100000 SHARE IN COMM PROP THEREIN .** PID: **003-448-479**
Amenities: **Pool; Outdoor, Sauna/Steam Room, Shared Laundry, Storage**
Features Incl: **Dishwasher, Refrigerator, Stove**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'6 X 13'6						
Main F.	Dining	8'3 X 7'6						
Main F.	Kitchen	7'6 X 7'						
Main F.	Bedroom	13' X 12'						
Main F.	Den	15' X 5'						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms:	
Finished Floor Area Main:	698	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	698	Restricted Age:		5	
		# Pets; Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	698			8	

Listing Broker(s): **(1) Sutton-Centre Realty**

STRATFORD PLACE - One of the most popular reinforced concrete strata buildings in the West End; steps to English Bay, Stanley Park, Seawall, Denman and Davie shops, services, restaurants and transit. Enjoy the beach, from this well maintained LARGE 1 bdrm with solarium (-700sq ft). Partial mountain view with bright, open and unobstructed private views of park-like gardens, pool, trees and city. Recent renovations of: bathroom, all floor area (tile, cork and Berber carpet), appliances, and wall-to-wall hutch in living room. Beautiful location on quiet street a block from the sandy beach, and seawall. Elegant, meticulously maintained bldg with reasonable strata fees - hot water heating included in fees. Pet friendly. Prkg & strge.