

Presented by:
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Downtown VW, Vancouver West Residential Attached
510 438 SEYMOUR ST **MLS # V580074** **Sold**



List Price: \$238,000	Sale Price: \$238,000	Days on Market: 5
Previous Price: \$238,000	Sale Date: 15-Mar-06	
Original Price: \$238,000	Subdiv/Complex: CONFERENCE PLAZA	
Frontage:	View:	
Depth/Size:	Postal Code: V6B 6H4	Type: Apartment Unit
Lot SqFt: 0		Approx Yr Bilt: 1996
Exposure: S	Bedrooms: 1	Age at List Date: 10
Stories in Bldg:	Bathrooms: 1	Zoning: CD-1
Flood Plain:	Full Baths: 1	Taxes: \$896 / 2005
Meas. Type: Imperial	Half Baths: 0	Gst Incl:
Fixtures Lsd: No		Apprvl Reqd:
Fixt Removed:		Occupancy: Tenant

Style of Home: Inside Unit	Total Parking: 0	Covered Parking: 0
Construction: Concrete	Parking Stall #: 0	Parking Stall Owned:
Foundation: Concrete Perimeter	Parking Access:	
Exterior: Concrete	Parking Facilities: None	
Rain Screen:		
Type of Roof: Tar & Gravel	Dist to Public Trans: CLOSE	Dist to School/Bus: CLOSE
Renovations: Partly	Units in Development:	Total Units in Strata:
Flooring: Wall/Wall/Mixed	Locker: Yes	Locker #: 225
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 0	Seller's Interest: Registered Owner	
Fireplace Fuel: None	Mortgage Info: 0 -	
Outdoor Area: None		
Mngmt Co/Phone: FACILITECH / 604-684-9940	Property Disclosure: / Yes	
Mo. Maint Charge: \$190.00	Bylaw Restrictions: No Restrictions	

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

Legal: **PL LMS2371 LT 100 DL 541 LD 36 UNDIV 45/15867** PID: **023-409-126**
 Amenities: **Bike Room, Exercise Centre, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Storage**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

Site Influences: **Central Location, 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 11'						
Main F.	Dining	0' X 0'						
Main F.	Kitchen	10' X 8'						
Main F.	Bedroom	9' X 0'						
Main F.	Den	7' X 6'						

Floor Area (SqFt):	Total # Rooms: 5	Bathrooms:
Finished Floor Area Main: 538	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		3 0 Piece; Ensuite: N
Finished Floor Area Bsmt: 0	Bsmt Height: 4	
Total Finished Floor Area: 538	Restricted Age: 5	
	# Pets; Cats; Dogs: 6	
Unfinished Floor Area: 0	# or % Rentals: 7	
Grand Total Floor Area: 538		8

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

Best buy today. Walk to work, convenient to most everything. 5-star amenities, fabulous floor plan with 1 bedroom & den. 24 hr security. Immaculate condition. No parking. Locker #225. Tenanted \$900/month. Please allow time for showing.