



Presented by:
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Vancouver West, Coal Harbour Residential Attached
3004 1211 MELVILLE ST, V6E 0A7 **Active**
MLS# V958217



List Price: \$1,399,000 Previous Price: \$1,449,000
 Original Price: \$1,449,000

Subdiv/Complex: THE RITZ

Frontage:	Approx Yr Bld:	2008	PID:	027-616-916
Depth/Size:			Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date:	4	Zoning:	RES
Exposure:	Bedrooms:	3	Taxes:	\$5,610 (2011)
Stories in Bldg:	Bathrooms:	3	If New GST/HST Incl:	
Flood Plain:	Full Baths:	3	Tax Incl Utils:	No
Meas. Type:	Half Baths:	0	Apprvl Req:	No
Fixtures Lsd:	N			
Fixt Removed:	N			
View:	Y - FULL WATER AND MOUNTAINS N.W.E.			

Style of Home:	1 Storey	Total Parking:	2	Covered Parking:	2
Construction:	Concrete	Parking Access:	Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail., Garage; Underground, Visitor Parking		
Exterior:	Concrete, Glass, Other	R/I Plumbing:			
Rain Screen:	Full				
Type of Roof:	Other	Dist to Public Trans:		Dist to School/Bus:	
Renovations:	Partly	Reno Year:	2011	Units in Development:	172
Flooring:	Hardwood, Mixed, Tile	Locker:	Yes	Total Units in Strata:	172
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	R/I Fireplaces:	Seller's Interest:	Registered Owner	
Fireplace Fuel:			Mortgage Info:	\$0	
Outdoor Area:	Balcony(s)	Property Disclosure:	Y		
Mngmt Co:	BAYWEST MGMT	Bylaw Restrictions:	No Restrictions		
Mngmt Ph:	604-257-0325	Maint Fee:	\$560.70		

Maint Charge Incl: Gardening, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility, Snow removal

Legal: PL BCS3053 LT 161 DL 185 LD 36 THE STRATA LOT AS SHOWN ON FORM V.
 Amenities: Air Cond./Central, Exercise Centre, In Suite Laundry, Pool: Indoor, Sauna/Steam Room, Swirlpool/Hot Tub
 Features Incl: Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave
 Site Influences: Central Location, Lane Access, Paved Road, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11' X 13'						
Main F.	Kitchen	7' X 9'6"						
Main F.	Dining	11' X 12'						
Main F.	Master Bedroom	9'6" X 12'6"						
Main F.	Bedroom	9' X 11'						
Main F.	Bedroom	8'6" X 8'11"						
Main F.	Den	5' X 5'5"						
Main F.	Eating Area	6'3" X 7'6"						

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

Listing Broker(s): (1) Royalty Group Realty Inc.

A rare and one of the best floor plans for this upgraded and exclusive condo. Phenomenal views overlooking Coal Harbour and a sweeping 240 degree from English Bay, North Shore and far East. From light hardwood floors to granite countertops, a true chef's gourmet kitchen including a gas burning stove and stainless steel appliances. This is a bright 3 bedroom and rare 3 bathroom for a perfect family layout. The prestigious Ritz offers top of the line amenities, concierge and 24 hour security. Recent upgrades include expansion of the living room into the sunroom, come and see it for yourself! Open House: Fri & Sat, July 6&7, 3-5pm.