



Presented by:
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Vancouver West, Downtown VW Residential Attached
1206 1055 RICHARDS ST, V6B 0C2 MLS# V977272 Active



| | | | |
|------------------|--------------------------------------|----------------------|-----------------|
| List Price: | \$639,900 | Previous Price: | |
| | | Original Price: | \$639,900 |
| Subdiv/Complex: | | | |
| Frontage: | | Approx Yr Blt: | 2009 |
| Depth/Size: | | PID: | 027-875-024 |
| Lot SqFt: | 0 | Type: | Apartment/Condo |
| Exposure: | | Zoning: | DD |
| Stories in Bldg: | | Bedrooms: | 2 |
| Flood Plain: | | Bathrooms: | 2 |
| Meas. Type: | | Full Baths: | 2 |
| Fixtures Lsd: | N | Half Baths: | 0 |
| Fixt Removed: | N | Taxes: | \$2,522 (2012) |
| View: | Y - CITY & Pick-a-boo of False Creek | | |
| | | If New GST/HST Incl: | |
| | | Tax Incl Utils: | No |
| | | Apprvl Req: | |

| | | | | | |
|--------------------|------------------------|-----------------------|-------------------------------|------------------------|---|
| Style of Home: | End Unit | Total Parking: | 1 | Covered Parking: | 1 |
| Construction: | Concrete, Frame - Wood | Parking Access: | | | |
| Foundation: | Concrete Perimeter | Parking Facilities: | Garage; Underground | | |
| Exterior: | Mixed | | | | |
| Rain Screen: | | R/I Plumbing: | | | |
| Type of Roof: | Other | Dist to Public Trans: | 1 BLOCK | Dist to School/Bus: | |
| Renovations: | | Units in Development: | | Total Units in Strata: | |
| Flooring: | Hardwood | Locker: | Yes | | |
| Water Supply: | City/Municipal | Possession: | | | |
| Heat/Fuel: | Baseboard | Title to Land: | Freehold Strata | | |
| No. of Fireplaces: | 0 | Seller's Interest: | Registered Owner | | |
| Fireplace Fuel: | | Mortgage Info: | \$0 | | |
| Outdoor Area: | Balcony(s) | | | | |
| Mngmt Co: | RANCHO | Property Disclosure: | Y | | |
| Mngmt Ph: | 604-684-4508 | Bylaw Restrictions: | Pets Allowed, Rentals Allowed | | |
| | Maint Fee: | \$338.12 | | | |

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

Legal: PL BCS3395 LT 109 DL 541 LD 36 THE STRATA LOT AS SHOWN ON FORM V.
 Amenities: Bike Room, Elevator, In Suite Laundry, Recreation Center
 Features Incl: Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Compactor - Garbage, Drapes/Window Coverings, Microwave, Oven-Built In
 Site Influences: Central Location

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|---------|----------------|-------------|-------|------|------------|-------|------|------------|
| Main F. | Living Room | 17'6 X 11'5 | | | | | | |
| Main F. | Kitchen | 10' X 5' | | | | | | |
| Main F. | Dining | 11'3 X 20' | | | | | | |
| Main F. | Master Bedroom | 10'4 X 9' | | | | | | |
| Main F. | Bedroom | 9' X 9' | | | | | | |
| Main F. | Solarium | 8' X 5' | | | | | | |
| Main F. | Pantry | 8' X 4' | | | | | | |

| | | | |
|----------------------------|----------------------|------|---------------------------------------|
| Floor Area (SqFt): | Total # Rooms: | 7 | 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: N; Level: Main F. |
| Finished Floor Area Down: | | | 3 |
| 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) RE/MAX Masters Realty

Beautiful 2 bed /2 bath in Danovan! This beautiful luxurious condo features efficient layout, city views, A/C, H/W & tile thru-out, gourmet kitchen with wood cab., high end applianc.,big balcony, 1 parking, 1 storage locker and much more. Central location, just few minutes walking distance from Heritage Yaletown, seawall, restaurantes, main transportation & shopping.