



Presented by:
Paolo Cartocci
 Royalty Group Realty Inc.
 Phone: (604) 688-6315 Cell: (604) 728-6898
 Email: paolo@cartocci realestate.com
 Website: www.cartocci realestate.com



Vancouver West, Yaletown Residential Attached
2200 1280 RICHARDS ST, V6B 1S2 **MLS# V1011094** **Active**



| | | | |
|-----------------------|--|----------------------|-----------------|
| List Price: | \$3,799,000 | Previous Price: | |
| | | Original Price: | \$3,799,000 |
| Subdiv/Complex: GRACE | | | |
| Frontage: | | Approx Yr Blt: | 2008 |
| Depth/Size: | | PID: | 027-511-774 |
| Lot SqFt: | 0 | Type: | Apartment/Condo |
| Exposure: | W | Age at List Date: | 5 |
| Stories in Bldg: | | Bedrooms: | 3 |
| Flood Plain: | No | Bathrooms: | 4 |
| Meas. Type: | Feet | Full Baths: | 3 |
| Fixtures Lsd: | N | Half Baths: | 1 |
| Fixt Removed: | N | Taxes: | \$12,237 (2012) |
| View: | Y - 360 DEGREES, WATER, CITY, MOUNTAIN | | |
| | | If New GST/HST Incl: | |
| | | Tax Incl Utils: | No |
| | | Apprvl Req: | No |

| | | | | | |
|--------------------|------------------------|-----------------------|--------------------------------------|------------------------|----------|
| Style of Home: | 1 Storey | Total Parking: | Covered Parking: | 3 | |
| Construction: | Concrete | Parking Access: | Lane | | |
| Foundation: | Concrete Perimeter | Parking Facilities: | Garage; Underground, Visitor Parking | | |
| Exterior: | Concrete, Mixed, Stone | R/I Plumbing: | | | |
| Rain Screen: | Full | | | | |
| Type of Roof: | Tar & Gravel | Dist to Public Trans: | 1 Block | Dist to School/Bus: | 2 Blocks |
| Renovations: | Completely | Units in Development: | | Total Units in Strata: | |
| Flooring: | Hardwood | Locker: | Yes | | |
| Water Supply: | City/Municipal | Possession: | | | |
| Heat/Fuel: | Geothermal | Title to Land: | Freehold Strata | | |
| No. of Fireplaces: | 1 | Seller's Interest: | Registered Owner | | |
| Fireplace Fuel: | Gas - Natural | Mortgage Info: | \$0 | | |
| Outdoor Area: | Balcony(s) | Property Disclosure: | Y | | |
| Mngmt Co: | National Pacific | Bylaw Restrictions: | Pets Allowed, Rentals Allowed | | |
| Mngmt Ph: | 604-685-8830 | Maint Fee: | \$1184.34 | | |

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

Legal: PL BCS747 LT 64 DL 541 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS
 Amenities: Bike Room, Exercise Centre, Pool; Indoor, Pool; Outdoor, Recreation Center, Swirlpool/Hot Tub
 Features Incl: Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Hot Tub
 Spa/Swirlpool, Hot Water Dispenser, Microwave, Security System, Wet Bar
 Site Influences: Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|---------|----------------|-------------|-------|------|------------|-------|------|------------|
| Main F. | Living Room | 33' X 17' | | | | | | |
| Main F. | Den | 15' X 17' | | | | | | |
| Main F. | Kitchen | 29' X 11' | | | | | | |
| Main F. | Master Bedroom | 17'4 X 17'3 | | | | | | |
| Main F. | Bedroom | 16'7 X 12'7 | | | | | | |
| Main F. | Bedroom | 13'5 X 16'5 | | | | | | |
| Main F. | Laundry | 9'3 X 8' | | | | | | |
| Main F. | Walk-In Closet | 7'7 X 5'2 | | | | | | |
| Main F. | Entrance Hall | 13'8 X 11'5 | | | | | | |

| | | | |
|----------------------------|----------------------|------|---------------------------------------|
| Floor Area (SqFt): | Total # Rooms: | 9 | 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 2 Piece; Ensuite: N; Level: Main F. |
| 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.

I am proud to announce a Vancouver's superior one of a kind living space located in the heart of Yaletown at the renowned Grace. Sophisticated and elegant 3,156sf full floor living that has been custom made in design and constructed by Robert Ledingham & Asso. with no spared expense. Finger print access throughout building and a secured elevator takes you directly to your own stunning foyer with N. patio exposure. An entertainers delight featuring 360 of living space with enormous & extravagant gourmet kitchen & bar with S. patio. All the natural light you could want! & not to mention 2 spacious walk in closets. Actual laundry room with plenty of storage space. 3 parking & large storage. Open House: June 9 from 12-2pm.