

Active
R2888719
 Board: V, Attached
 Apartment/Condo

603 1050 SMITHE STREET

Vancouver West
 West End VW
 V6E 4T4

\$650,000 (LP)
 (SP)



DOM: **0** List Date: **5/30/2024** Expiry Date: **10/27/2024**
 Prev. **\$0** Original Price: **\$650,000** Sold Date:
 Meas. Type: **Feet** If new,GST/HST inc?: Approx. Year Built: **2005**
 Frontage (feet): Bedrooms: **1** Age: **19**
 Frontage (metres): Bathrooms: **1** Zoning: **DD**
 Depth/Size: Full Baths: **1** Gross Taxes: **\$1,935.37**
 Sq. Footage: **0.00** Half Baths: **0** For Tax Year: **2023**
 Flood Plain: P.I.D.: **026-210-631** Tax Inc. Utilities?:
 View: **Yes : City skyline** Tour: **Virtual Tour URL**
 Complex / Subdiv:
 First Nation Reserve:
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: Water Supply: **City/Municipal**

Style of Home: **Corner Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass**
 Foundation: **Concrete Perimeter**
 Renovations: **Partly** Reno. Year:
 #of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural** Rain Screen:
 Fuel/Heating: **Baseboard, Electric, Natural Gas** Metered Water:
 Outdoor Area: **Balcony(s)** R.I. Plumbing:
 Type of Roof: **Other**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage Underbuilding, Visitor Parking**
 Dist. to Public Transit: **1 block** Dist. to School Bus:
 Title to Land: **Freehold Strata** Land Lease Expiry Year:
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes:**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 31, PLAN BCS1180, DISTRICT LOT 185, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Amenities: **Elevator, Exercise Centre, In Suite Laundry, Sauna/Steam Room, Swirlpool/Hot Tub, Concierge**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave**

Finished Floor (Main): **640**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **640sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **640sq. ft.**

Units in Development:
 Exposure:
 Mgmt. Co's Name:
 Maint Fee: **\$500.00**
 Maint Fee Includes: **Garbage Pickup, Gas, Hot Water, Management, Snow removal**

Tot Units in Strata:
 Storeys in Building:
 Mgmt. Co's #:
 Council/Park Apprv:
 Locker:
 # of Pets:
 Cats:
 Dogs:

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht:
 # of Kitchens: **1** # of Levels: **1**
 # of Rooms: **5**

Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
 Restricted Age:
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Living Room	13'8 x 12'8			x	1	Main	4	No
Main	Bedroom	10'10 x 13'3			x	2			
Main	Kitchen	12'2 x 10'2			x	3			
Main	Den	8'7 x 5'2			x	4			
Main	Foyer	3'9 x 12'4			x	5			
					x	6			
					x	7			
					x	8			

List Broker 1: **Royal LePage Sussex - Office: 604-925-2911**

List Broker 3:
marie@marieoconnor.ca

List Desig Agt 1: **Marie O'Connor - Phone: 778-321-0091**

List Broker 2:

List Desig Agt 2:

Buyer's Broker 1:

Buyer's Agent 1:

Owner: **Bruce Franklin**

Commission: **3.22 OF THE FIRST \$100,000 AND 1.15% ON THE BALANCE.**

Appointments: **Touchbase**
 Call:
 Phone:

Occupancy: **Vacant**

Realtor **Floor plan provided by Optimum floor plans. All measurements and details to be verified by buyer if important. Some photos virtually staged.**
 Remarks: **Maintenance fees approximate - to be updated on Friday.**

Incredible opportunity to own a bright, modern and newly updated one bedroom + den at the Sterling and enjoy living steps away from all the best of downtown. Floor-to-ceiling windows welcome in the light, while the balcony offers an expansive outlook over the city skyline. The open floor plan makes fantastic use of the space, with the den providing opportunities for a home office, walk-in closet or additional storage. The gas fireplace offers ambiance through the winter months and the kitchen (featuring ss appliances, gas range and open counter space) is well designed for entertaining. When you're not enjoying all the amazing dining, shopping and entertainment options of the city, take advantage of the building's hot tub / steam room, exercise centre and party room. Concierge and 1 parking