



NEIGHBORHOOD HIGHLIGHTS

Elementary School

Lord Roberts Elementary

High School

King George Secondary

French Immersion

General Gordon Elementary

Kitsilano Secondary

404-1705 NELSON STREET

1 BED, 1 BATH, 808 SQ. FT.

Live in this spacious 1 Bed and Solarium penthouse unit. Enjoy the outdoors while you entertain on your private, oversized (310sf) roof top deck or enjoy the tranquility of the large (plenty big for a king sized bed) bedroom. Located in the heart of the West End steps to cafes, beach, restaurants and more. Features stainless steel appliances, breakfast bar, granite counter tops, wood burning fireplace and in suite laundry. Complete with one parking stall, this unit has everything you're looking for. Don't miss your chance to live in this rarely available complex. See website for floor plan & 3D tour.

WALK SCORE: 95

TRANSIT SCORE: 85

\$699,000

Keith Roy, PREC*

Taryn Lees

Greg Dent

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Sarah Hopkins

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RE/MAX

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*Personal Real Estate Corporation

404-1705 NELSON STREET

View additional photos & 3D Tour at www.KeithRoy.com

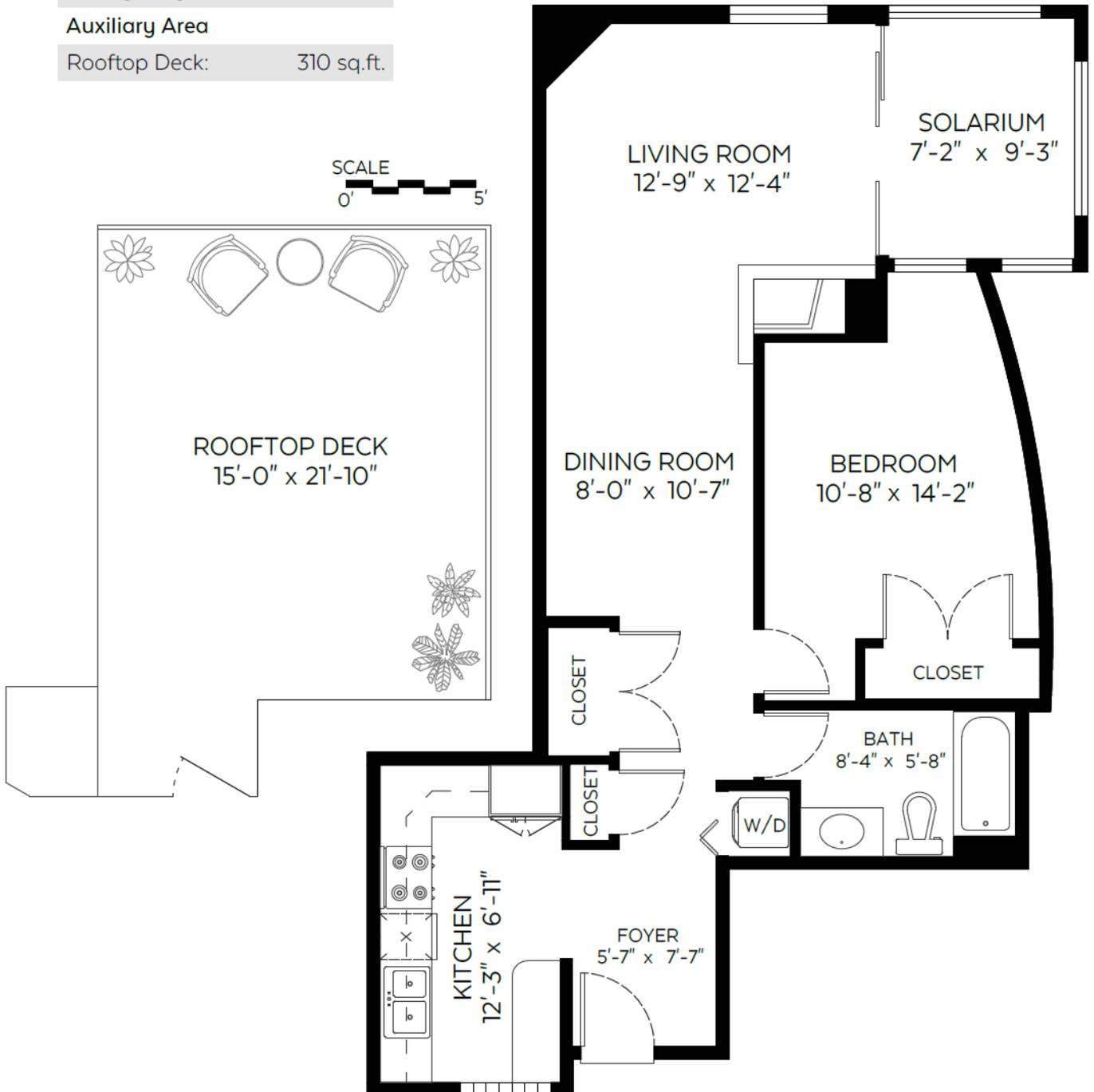
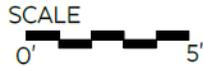


Main Floor: 808 sq.ft.

Ceiling Height: 8 ft.

Auxiliary Area

Rooftop Deck: 310 sq.ft.



NORTH

The floor plan is not suitable for architectural/construction and is covered under E&O. © Excelsior Measuring Inc. 2020. All rights reserved for Excelsior Measuring Inc. Users shall not publish and distribute such material (in whole or in part) and/or incorporate it in other works in any form.





Presented by:
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Active
R2475617
Board: V
Apartment/Condo

404 1705 NELSON STREET

Vancouver West
West End VW
V6G 1M6

Residential Attached
\$699,000 (LP)
(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name: **FIRST SERVICE RESIDENTIAL**
Mgmt. Co's Phone: **604-683-8900**
View: **:**
Complex / Subdiv: **PALLADIAN**
Services Connected: **Community, Electricity, Water**
Sewer Type:

Frontage (feet):
Frontage (metres):
Bedrooms: **1**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **\$305.40**
Original Price: **\$699,000**
Approx. Year Built: **1987**
Age: **33**
Zoning: **RM-5A**
Gross Taxes: **\$2,056.75**
For Tax Year: **2020**
Tax Inc. Utilities?: **No**
P.I.D.: **008-973-504**
Tour: **Virtual Tour URL**

Style of Home: Corner Unit, End Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Lane
Construction: Frame - Wood	Parking: Garage; Underground		Locker: N
Exterior: Stucco	Dist. to Public Transit: CLOSE		Dist. to School Bus: CLOSE
Foundation: Concrete Perimeter	Units in Development: 40		Total Units in Strata: 40
Rain Screen: Full	Title to Land: Freehold Strata		
Renovations:	Property Disc.: Yes		
Water Supply: City/Municipal	Fixtures Leased: No		
Fireplace Fuel: Wood	Fixtures Rmvd: No		
Fuel/Heating: Baseboard, Electric	Floor Finish: Laminate, Wall/Wall/Mixed		
Outdoor Area: Balcny(s) Patio(s) Dck(s), Rooftop Deck			
Type of Roof: Torch-On			

Maint Fee Inc: **Garbage Pickup, Gardening, Management**
Legal: **STRATA LOT 33, PLAN VAS2000, DISTRICT LOT 185, 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**
Amenities: **Elevator, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'9 x 12'4			x			x
Main	Dining Room	8'0 x 10'7			x			x
Main	Kitchen	12'3 x 6'11			x			x
Main	Foyer	5'7 x 7'7			x			x
Main	Solarium	7'2 x 9'3			x			x
Main	Bedroom	10'8 x 14'2			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 808	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 808 sq. ft.	# or % of Rentals Allowed: 4			4				Garage Sz:
	Bylaws: Pets Allowed, Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 808 sq. ft.	Basement: None			7				
				8				

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