



#### NEIGHBORHOOD HIGHLIGHTS

Elementary School

Lord Roberts Elementary

High School

King George Secondary

French Immersion

General Gordon Elementary

Kitsilano Secondary

# 205-1230 COMOX STREET

## 2 BEDS, 1 BATH, 848 SQ.FT.

Well laid out, spacious and bright 2br unit in the middle of West End. Close to everything Downtown has to offer, Robson St. shops, Davie Village, Sunset Beach, English Bay. Just steps away from Nelson Park and West End Farmers Market. This south west facing unit has only one common wall. Kitchen has updated stainless steel appliances. Front loading washer and dryer in-suite laundry and lots of closet space. The current master bedroom is being used to house bunk beds and a desk. The second bedroom is still large enough to be used for a master bedroom. Well maintained building with updated piping, elevator, new windows. The open air building allows you to access your unit with little or no neighbour interaction (privacy and safety).

WALK SCORE: 94

**\$699,000**

Keith Roy, PREC\*

Taryn Lees

Greg Dent

Greg Andruff, PREC\*

Sarah Hopkins

**Keith Roy**  
AND ASSOCIATES

604.210.2933  
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Master  
11 Years



**RE/MAX**

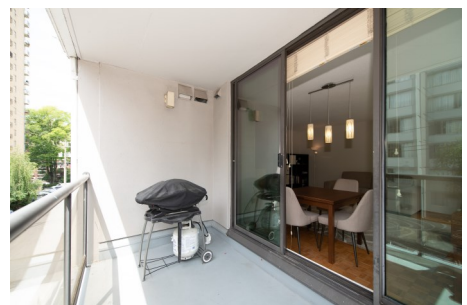
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\*Personal Real Estate Corporation

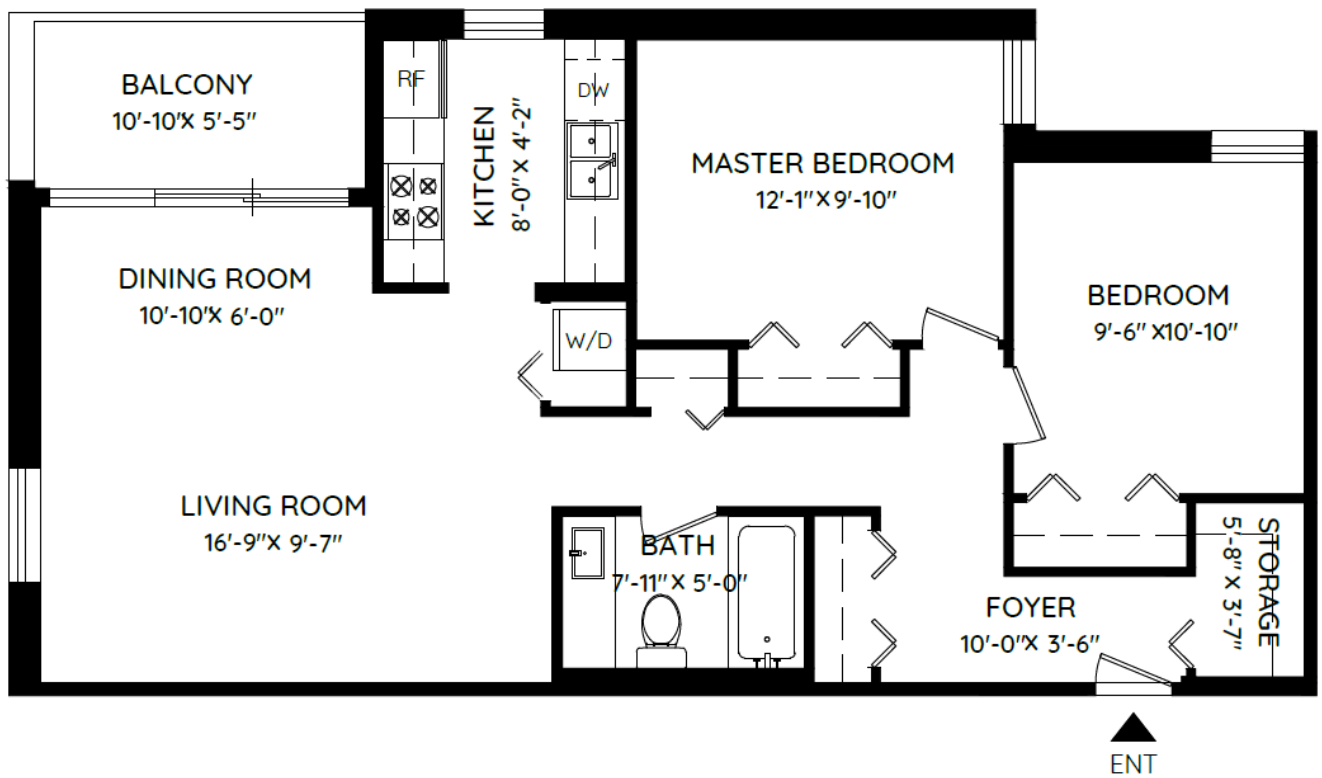


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View additional photos & 3D Tour at [www.KeithRoy.com](http://www.KeithRoy.com)



LIVING AREA 848 SQ.FT.  
BALCONY 67 SQ.FT.  
CEILING HEIGHT 8'-0"



0 ft 3 ft 5 ft





Presented by:  
**Keith Roy PREC\***

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**Active**  
**R2479705**  
Board: V  
Apartment/Condo

**205 1230 COMOX STREET**

Vancouver West  
West End VW  
V6E 1K7

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



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: **BAYSIDE PROPERTY MGMT**  
Mgmt. Co's Phone: **604-432-7774**  
View: **:**  
Complex / Subdiv: **LA MIRAGE**  
Services Connected: **Community, Electricity, Water**  
Sewer Type:

Frontage (feet):  
Frontage (metres):  
Bedrooms: **2**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**  
Maint. Fee: **\$455.63**

Original Price: **\$725,000**  
Approx. Year Built: **1984**  
Age: **36**  
Zoning: **RM-5B**  
Gross Taxes: **\$1,805.14**  
For Tax Year: **2020**  
Tax Inc. Utilities?: **No**  
P.I.D.: **006-463-061**  
Tour: **Virtual Tour URL**

Style of Home: <b>Inside Unit</b>	Total Parking: <b>1</b> Covered Parking: <b>1</b> Parking Access: <b>Lane</b>
Construction: <b>Concrete</b>	Parking: <b>Garage; Underground</b>
Exterior: <b>Concrete</b>	Locker: <b>N</b>
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>CLOSE</b>
Rain Screen:	Units in Development: <b>26</b>
Renovations:	Title to Land: <b>Freehold Strata</b>
Water Supply: <b>City/Municipal</b>	Metered Water:
Fireplace Fuel: <b>None</b>	R.I. Fireplaces:
Fuel/Heating: <b>Baseboard, Electric</b>	# of Fireplaces: <b>0</b>
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>	Property Disc.: <b>Yes</b>
Type of Roof: <b>Torch-On</b>	Fixtures Leased: <b>No</b>
	Fixtures Rmvd: <b>No</b>
	Floor Finish: <b>Hardwood</b>

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Sewer, Water**  
Legal: **STRATA LOT 10, PLAN VAS1397, DISTRICT LOT 185, NEW WESTMINSTER LAND DISTRICT, UNDIV 769/19875 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT**  
Amenities: **Bike Room, Elevator**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10' x 3'6"			x			x
Main	Kitchen	8' x 4'2"			x			x
Main	Living Room	16'9 x 9'7"			x			x
Main	Dining Room	10'10 x 6'			x			x
Main	Storage	5'6 x 3'7"			x			x
Main	Master Bedroom	12'1 x 9'10"			x			x
Main	Bedroom	9'6 x 10'10"			x			x
					x			x
					x			x
					x			x

Finished Floor (Main): <b>848</b>	# of Rooms: <b>7</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total): <b>848 sq. ft.</b>	# or % of Rentals Allowed: <b>3</b>			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Grand Total: <b>848 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

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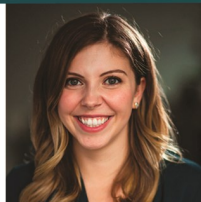
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