



Presented by:
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Active
V1143606
 Board: V
 Apartment/Condo

1002 1288 ALBERNI STREET
 Vancouver West
 West End VW
 V6E 4N5

Residential Attached
\$725,000 (LP)
 (SP)



Sold Date:
 Meas. Type:
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain:
 Approval Req?:
 Exposure:
 If new, GST/HST inc?:
 Mgmt. Co's Name: **First Service**
 Mgmt. Co's Phone: **604-683-8900**
 View: **No :**
 Complex / Subdiv: **Palisades**
 Services Connected: **Electricity, Sanitary Sewer, Water**

Frontage (feet): **0.00**
 Frontage (metres): **0.00**
 Bedrooms: **2**
 Bathrooms: **2**
 Full Baths: **2**
 Half Baths: **0**
 Maint. Fee: **\$391.00**

Approx. Year Built: **1996**
 Age: **19**
 Zoning: **MFD**
 Gross Taxes: **\$1,842.00**
 For Tax Year: **2015**
 Tax Inc. Utilities?:
 P.I.D.: **023-485-027**

Style of Home: **Corner Unit**
 Construction: **Concrete**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Completely**
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Electric**
 Outdoor Area: **None**
 Type of Roof: **Other**

Reno. Year: **2015**
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **0**

Total Parking: Covered Parking: **1** Parking Access:
 Parking: **Garage; Single**
 Locker:
 Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **:**
 Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gas, Hot Water, Management, Recreation Facility**
 Legal: **PL LMS2472 LT 44 DL 185 LD 36 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT**

Amenities: **Elevator, Exercise Centre, Playground, Storage**

Site Influences:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 11'			x			x
Main	Dining Room	11' x 9'			x			x
Main	Kitchen	9' x 8'			x			x
Main	Master Bedroom	11' x 10'			x			x
Main	Bedroom	9' x 8'			x			x
Main	Den	7' x 6'			x			x
Main	Storage	8' x 5'			x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	880	# of Rooms:	7	# of Kitchens:	1	# of Levels:	1	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	Yes	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						2	Main		3		No		Barn:	
Finished Floor (Below):	0	Restricted Age:						3							Workshop/Shed:	
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		4							Pool:	
Finished Floor (Total):	880 sq. ft.	# or % of Rentals Allowed:		Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allowed			5							Garage Sz:	
Unfinished Floor:	0	Basement:	None					6							Door Height:	
Grand Total:	880 sq. ft.							7								
								8								

Listing Broker(s): **Royal LePage Sussex-Tom Hassan** **Century 21 In Town Realty**

Completely renovated and effectively new. This 2 bedroom and den luxury condo has been extensively updated and beautifully customized. Spacious and bright open plan, completely furnished by designer owner. Stunning Brazilian teak floors throughout, granite countertops, new stainless steel appliances, plumbing fixtures, designer black out thermal blinds, custom made doors and new lighting throughout. Great use of space and feels much larger than 880 sq.ft. Floor to ceiling white lacquer built-in cabinetry, expanded built in closet and custom dining table and TV stand specially designed. Ultra convenient location in the most desirable and prestigious location downtown. Few blocks from seawall, restaurants and shopping. Ready to move into right now. Open Sun. Sept. 27 at 2-4PM.