

Active
R2439545
 Board: V
 Apartment/Condo

1508 1239 W GEORGIA STREET

Vancouver West
 Coal Harbour
 V6E 4R8

Residential Attached

\$720,000 (LP)

(SP) 



Sold Date: Frontage (feet): Original Price: **\$720,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **1999**
 Depth / Size (ft.): Bedrooms: **1** Age: **21**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **CD-1**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,943.91**
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2019**
 Exposure: **North** Maint. Fee: **\$434.99** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **024-575-186**
 Mgmt. Co's Name: **First Service Residential** Tour:
 Mgmt. Co's Phone: **604-683-8900**
 View: **Yes: Northshore Mountain**
 Complex / Subdiv: **The Venus**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: 1 Storey	Total Parking: 1	Covered Parking: 1	Parking Access: Lane
Construction: Concrete	Parking: Garage; Underground		Locker: Y
Exterior: Aluminum, Glass, Mixed			Dist. to School Bus:
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Total Units in Strata:
Rain Screen:	R.I. Plumbing:	Units in Development:	
Renovations:	R.I. Fireplaces:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	# of Fireplaces: 1	Property Disc.: No	
Fireplace Fuel: Gas - Natural		Fixtures Leased: No	
Fuel/Heating: Baseboard, Electric		Fixtures Rmvd: No	
Outdoor Area: Balcony(s)		Floor Finish:	
Type of Roof: Other			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Other, Recreation Facility, Sewer, Water**
 Legal: **STRATA LOT 108, PLAN LMS3963, 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**
 Amenities: **Club House, Guest Suite, Pool; Indoor, Recreation Center, Swirlpool/Hot Tub, Concierge**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'6 x 10'			X			X
Main	Dining Room	7' x 8'			X			X
Main	Kitchen	8' x 7'			X			X
Main	Bedroom	11' x 10'8			X			X
Main	Den	10'4 x 7'4			X			X
					X			X
					X			X
					X			X
					X			X
					X			X

Finished Floor (Main): 673	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 1	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 673 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: 0	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Grand Total: 673 sq. ft.	Basement: None			6				
				7				
				8				

Listing Broker(s): **Anson Realty Ltd.**

Rarely available North facing 1 bedroom + den/guest bedroom suite at "The Venus" building. Located on the quiet side of the building with views of the North Shore mountains. 2 open balconies, functional layout, semi-ensuite bathroom, walk through closets in bedroom, 9 foot ceilings. Den with door and window, can be used as a guest bedroom. Building has indoor swimming pool, hot tub, sauna, exercise room, amenity & party rooms, 2 guest suites and concierge service. Prime Coal Harbour location, walk to Downtown financial core, steps to Stanley Park, Robson Street shops and restaurants. Come with 1 parking and 1 storage locker. Month to month tenant, allow time to show. Measurements approximate.