


Active
R2735478
 Board: V
 Apartment/Condo

1604 1239 GEORGIA STREET
 Vancouver West
 Coal Harbour
 V6E 4R8

Residential Attached
\$1,015,000 (LP)
 (SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$1,015,000**
 Meas. Type: Bedrooms: **2** Approx. Year Built: **1999**
 Frontage(feet): Bathrooms: **2** Age: **23**
 Frontage(metres): Full Baths: **2** Zoning: **CD-1**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,318.61**
 Sq. Footage: **0.00** For Tax Year: **2022**
 Flood Plain: P.I.D.: **024-575-241** Tax Inc. Utilities?: **No**
 View: **Yes Coal Harbour & City** Tour:
 Complex / Subdiv: **The Venus**
 First Nation Reserve:
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Corner Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Mixed**
 Foundation: **Concrete Perimeter**
 Renovations:
 # of **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage; Underground**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata** Dist. to School Bus:
 Property Disc.: **No**
 Fixtures **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 114, 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 APPROPRIATE**

Amenities: **Exercise Centre, Garden, Guest Suite, Pool; Indoor, Recreation Center, Sauna/Steam Room, Storage, Swirlpool/Hot Tub, Wheelchair Access, Concierge**

Site Influences: **Central Location, Lane Access, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 816	Units in Development:	Tot Units in Strata:	Locker: Yes
Finished Floor (Above): 0	Exposure: Southwest	Stores in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 604-683-8900	
Finished Floor (Below): 0	Maint Fee: \$604.59	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Hot Water, Management, Other, Recreation Facility, Sewer, Water		
Finished Floor (Total): 816 sq. ft.			
Unfinished Floor: 0			
Grand Total: 816 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite:	Restricted Age:	# of Pets: 1	Cats: Dogs:
Basement: None	# or % of Rentals Allowed: 100%		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details: No less than six months		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	18'6 x 10'4			x	1	Main	4	Yes
Main	Kitchen	8'3 x 7'6			x	2	Main	3	No
Main	Nook	6' x 4'			x	3			
Main	Master Bedroom	11'2 x 9'			x	4			
Main	Bedroom	10'9 x 9'9			x	5			
Main	Foyer	6'8 x 4'			x	6			
Main	Den	6'6 x 5'3			x	7			
		x			x	8			

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

Southwest corner 2 bedroom and 2 bath suite at "The Venus" Building. 16/F, 816 sq ft, open balcony, courtyard facing, lovely Coal Harbour & City View. 7 appliances, gas cook-top and double gas fireplace. Good layout plan, 9-ft ceiling, master bedroom with walk-through closets and 4 pc en-suite bath. Building has 24 hour concierge, indoor swimming pool, hot tub, sauna, gym, courtyard garden, party room, and 2 guest suites. Great location, walk to Coal Harbour front, Stanley Park, Downtown financial core, restaurants and shops along Robson Street. Comes with 1 parking and 1 storage locker. Easy to show. Great for end-users and investment buyers. Self measurements, to be verified by buyers.