

Active
R2512864
 Board: V
 Apartment/Condo

806 38 W 1ST AVENUE

Vancouver West
 False Creek
 V5Y 0K3

Residential Attached

\$649,000 (LP)

(SP) 



Sold Date: Frontage (feet): Original Price: **\$649,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **2015**
 Depth / Size (ft.): Bedrooms: **1** Age: **5**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **CD-1**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,767.12**
 Council Apprv?: Half Baths: **0** For Tax Year: **2020**
 Exposure: **West** Maint. Fee: **\$392.74** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **029-701-503**
 Mgmt. Co's Name: **The Wynford Group** Tour:
 Mgmt. Co's Phone: **604-261-0285**
 View: **:**
 Complex / Subdiv: **THE ONE**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **1 Storey**
 Construction: **Concrete**
 Exterior: **Glass, Metal**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Forced Air, Heat Pump**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing: **No**
 R.I. Fireplaces:
 # of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage; Underground**
 Locker:
 Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Mixed, Tile**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Sewer, Water**
 Legal: **STRATA LOT 196, PLAN EPS2983, DISTRICT LOT 200A, 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 V**

Amenities: **Air Cond./Central, Club House, Exercise Centre, Garden, Pool; Outdoor, Swirlpool/Hot Tub**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Humidifier, Microwave, Smoke Alarm,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'4 x 9'6			x			x
Main	Dining Room	11'2 x 7'0			x			x
Main	Kitchen	11'2 x 2'6			x			x
Main	Bedroom	10'0 x 9'0			x			x
Main	Storage	9'0 x 4'0			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	544	# 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	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	544 sq. ft.	# or % of Rentals Allowed: 100			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Grand Total:	544 sq. ft.	Basement: None			6				
					7				
					8				

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

Well designed 1 bedroom + open balcony at "The One", Olympic Village neighbourhood, 9 foot ceiling, heat pump for cooling and heating, deluxe finishing, engineered hardwood floor throughout, Bosch stainless steel appliances... Gym & Roof-top infinity pool. Convenient location, steps to Skytrain & Canada Line False Creek Station, public waterfront park and community centre. Comes with 1 parking stall & 1 bike storage. Self-measurements, to be verified by buyers. Great value. Easy to show.