

Active
R2445581
 Board: V
 Apartment/Condo

708 1239 W GEORGIA STREET

Vancouver West
 Coal Harbour
 V6E 4R8

Residential Attached

\$699,000 (LP)

(SP) 



Sold Date: _____ Frontage (feet): _____ Original Price: **\$699,000**
 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: **\$1,849.14**
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2019**
 Exposure: **North** Maint. Fee: **\$435.64** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: _____ P.I.D.: **024-574-589**
 Mgmt. Co's Name: **First Service Residential** Tour: _____
 Mgmt. Co's Phone: **604-683-8900**
 View: _____
 Complex / Subdiv: **The Venus Building**
 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 Public Transit: _____	Dist. to School Bus: _____	
Foundation: Concrete Perimeter	Units in Development: _____	Total Units in Strata: _____	
Rain Screen: _____	Title to Land: Freehold Strata		
Renovations: _____	Property Disc.: No		
Water Supply: City/Municipal	Fixtures Leased: No		
Fireplace Fuel: Gas - Natural	Fixtures Rmvd: No		
Fuel/Heating: Baseboard, Electric	Floor Finish: Wall/Wall/Mixed		
Outdoor Area: Balcony(s)			
Type of Roof: Other			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Other, Recreation Facility, Sewer, Water**
 Legal: **STRATA LOT 48, 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: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Humidifier, Microwave, Security -**

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
Main	Storage	7'4 x 5'7			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 674	# of Rooms: 6	# 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): 674 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: 0	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Grand Total: 674 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 quiet side of the building. 2 open balconies, functional layout, semi-ensuite bathroom, walk-through closets in bedroom, 9 foot ceiling height. Den with door and window, can be used as guest bedroom. Good size in-suite storage room. 7 appliances, gas cooktop and fireplace. Building has indoor swimming pool, hot tub, sauna, exercise room, amenity room, party room, 2 guest suites, and concierge service. Prime Coal Harbour location, walk to Downtown financial core, steps to Stanley Park, Robson Street, shops and restaurants... Comes with 1 parking stall and 1 storage locker. Tenanted till end of March 2020, allow time to show. Self-measurements, to be confirmed by Buyers.