

**Active**  
**R2439532**  
 Board: V  
 Apartment/Condo

**1102 1166 MELVILLE STREET**

Vancouver West  
 Coal Harbour  
 V6E 4P5

Residential Attached

**\$620,000** (LP)

(SP) 



Sold Date: Frontage (feet): Original Price: **\$620,000**  
 Meas. Type: Frontage (metres): Approx. Year Built: **1997**  
 Depth / Size (ft.): Bedrooms: **1** Age: **23**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **DD**  
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,292.79**  
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2019**  
 Exposure: **North** Maint. Fee: **\$244.76** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **023-720-905**  
 Mgmt. Co's Name: **The Wynford Group** Tour:  
 Mgmt. Co's Phone: **604-261-0285**  
 View: **:**  
 Complex / Subdiv: **The Orca Building**  
 Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: <b>1 Storey</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access:
Construction: <b>Concrete</b>	Parking: <b>Garage; Underground</b>		Locker: <b>Y</b>
Exterior: <b>Mixed</b>			Dist. to School Bus:
Foundation: <b>Concrete Perimeter</b>	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: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	# of Fireplaces: <b>0</b>	Property Disc.: <b>No</b>	
Fireplace Fuel:		Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Baseboard, Electric</b>		Fixtures Rmvd: <b>No</b>	
Outdoor Area: <b>Balcony(s)</b>		Floor Finish: <b>Wall/Wall/Mixed</b>	
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Sewer, Water**  
 Legal: **STRATA LOT 62, PLAN LMS2745, DISTRICT LOT 185, NEW WESTMINSTER LAND DISTRICT, UNDIV 47/10685 SHARE IN COM PROP THEREINTOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT**  
 Amenities: **Garden, Recreation Center**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave, Smoke Alarm, Sprinkler -**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'8 x 10'			x			x
Main	Dining Room	8'7 x 8'			x			x
Main	Kitchen	8' x 8'			x			x
Main	Bedroom	13' x 10'			x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): <b>506</b>	# of Rooms: <b>4</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>506 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Grand Total: <b>506 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

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

**Rarely available North facin 1 bedroom suite with open balcony at "The Orca" Building. Functional layout, 7 appliances. Building has courtyard and good recreational facilities. Prime Coal Harbour location - walk to downtown financial core, steps to Stanley Park, Robson Street shops and restaurants. Comes with 1 parking and 1 storage locker. Month-to-month tenant, allow time to show. Measurements approximate.**