

Active
R2700434

Board: V
Apartment/Condo

1204 1328 W PENDER STREET

Vancouver West
Coal Harbour
V6E 4T1

Residential Attached

\$759,000 (LP)

(SP) 



Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$759,000**
 Meas. Type: _____ Bedrooms: **1** Approx. Year Built: **2003**
 Frontage(feet): _____ Bathrooms: **1** Age: **19**
 Frontage(metres): _____ Full Baths: **1** Zoning: **DD**
 Depth / Size (ft.): _____ Half Baths: **0** Gross Taxes: **\$1,699.24**
 Sq. Footage: **0.00** For Tax Year: **2022**
 Flood Plain: _____ P.I.D.: **025-704-419** Tax Inc. Utilities?: **No**
 View: **Yes Mountain & Coal Harbour** Tour: _____
 Complex / Subdiv: **Classico**
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Concrete, Glass, Mixed**
Foundation: **Concrete Perimeter**

Renovations: _____
of Fireplaces: **1** R.I. Fireplaces: _____
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year: _____
Rain Screen: _____
Metered Water: _____
R.I. Plumbing: _____

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Underground**
Dist. to Public Transit: _____ Dist. to School Bus: _____
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 68, PLAN BCS460, 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 V**

Amenities: **Exercise Centre, Guest Suite, Pool; Indoor, Sauna/Steam Room, Storage, Swirlpool/Hot Tub**

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

Finished Floor (Main): 557	Units in Development: _____	Tot Units in Strata: _____	Locker: Yes
Finished Floor (Above): 0	Exposure: West	Stores in Building: _____	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: West Coast Prop Mgmt Ltd.	Mgmt. Co's #: 604-914-2135	
Finished Floor (Below): 0	Maint Fee: \$286.79	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer, Water		
Finished Floor (Total): 557 sq. ft.			
Unfinished Floor: 0			
Grand Total: 557 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite: _____	Restricted Age: _____	# of Pets: 1	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed: 100%		
Crawl/Bsmt. Ht: _____	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details: No less than three months.		
# of Levels: 1			
# of Rooms: 4			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'6 x 10'0			x	1	Main	4	No
Main	Kitchen	8'0 x 7'8			x	2			
Main	Bedroom	11'0 x 10'9			x	3			
Main	Den	9'4 x 4'3			x	4			
					x	5			
					x	6			
					x	7			
					x	8			

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

Well designed 1 bedroom suite at the Classico building. Very well kept, 557 sq.ft., open balcony, view. Laminate floor throughout, 6 appliances, gas cook-top and fireplace. Building has indoor swimming pool, hot tub, sauna, gym, party room and guest suite. 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.