


Active
R2677230
 Board: V
 Apartment/Condo

3801 1189 MELVILLE STREET
 Vancouver West
 Coal Harbour
 V6E 4T8

Residential Attached
\$2,899,000 (LP)
 (SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$2,999,000**
 Meas. Type: Bedrooms: **3** Approx. Year Built: **2007**
 Frontage(feet): Bathrooms: **4** Age: **15**
 Frontage(metres): Full Baths: **3** Zoning: **STRATA**
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$7,616.03**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: P.I.D.: **027-055-477** Tax Inc. Utilities?:
 View: **Yes WATER/STANLEY PARK/MTN VIEW** Tour:
 Complex / Subdiv:
 Services Connctd: **Community, Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Total Parking: **2** Covered Parking: **2** Parking Access:
 Parking: **Garage; Underground**
 Dist. to Public Transit: **VERY CLOSE** Dist. to School Bus:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 220, PLAN BCS2321, 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: **Air Cond./Central, Exercise Centre, Pool; Outdoor, Sauna/Steam Room, Wheelchair Access, Concierge**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Oven - Built In**

Finished Floor (Main): 1,875	Units in Development:	Tot Units in Strata:	Locker: Yes
Finished Floor (Above): 0	Exposure: Northwest	Stores in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$1,375.78	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Gardening, Gas, Hot Water, Management		
Finished Floor (Total): 1,875 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Unfinished Floor: 0	Restricted Age:	# of Pets: 2	Cats: Dogs:
Grand Total: 1,875 sq. ft.	# or % of Rentals Allowed:		
Suite:	Short Term(<1yr)Rnt/Lse Alwd?: No		
Basement: None	Short Term Lse-Details:		
Crawl/Bsmt. Ht:			
# of Kitchens: 0			
# of Levels: 1			
# of Rooms: 7			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	23'0 x 17'0			x	1	Main	5	Yes
Main	Dining Room	18'0 x 11'0			x	2	Main	3	Yes
Main	Pantry	7'0 x 6'0			x	3	Main	3	Yes
Main	Master Bedroom	19'0 x 10'0			x	4	Main	2	No
Main	Bedroom	12'0 x 11'0			x	5			
Main	Bedroom	13'0 x 10'0			x	6			
Main	Walk-In Closet	6'0 x 6'0			x	7			
		x			x	8			

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

Spectacular Unobstructed view from this gorgeous 3 bed 4 bath! You'll be able to see Stanley Park, marina, Burrard Inlet, city view, North Shore mountains right from the comfort of your home! With 9 ft ceiling, Air-conditioning, open kitchen, and floor to ceiling windows, this spacious 1,875 sq ft home with a balcony will be more than enough to enjoy life. The building comes with rooftop amenities including a beautiful outdoor pool, hot tub, BBQ, patio, sauna and a well equipped gym. 2 parking and 1 locker. 24 hr concierge. An opportunity you do not want to miss!