



# KEITH PULLING

A VALUABLE PERSPECTIVE ON REAL ESTATE

Put my 18 years experience as a Real Estate Appraiser to work for you

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MLS listing #V771127

\$369,900

## 509 1050 Burrard Street, Vancouver Sheraton Wall Centre Suites

**Living Area:** 636 square feet, SW exposure

**Bedrooms:** 1 **Bathrooms:** 1

**Heating:** Forced Air, Heat Pump, Central A/C

**Garage:** 1 underground covered parking **Locker:** 1

**Age:** 14 years (1995)

**Style:** Suites at 30 floor Wall Centre, 233 units, concrete.

**Taxes:** \$1502 (2009)

**Maintenance fee:** \$256.39, incl. management, garbage pickup, hot water.

**Features:** Clothes washer/dryer, fridge, stove, dishwasher, drapes, window coverings, garage door opener.

This fantastic air-conditioned one bedroom & den at the Wall Centre offers carefree urban living with all the amenities you would expect from a luxury hotel including spa, pool, hot tub, steam room, sauna and maid service. Located in the heart of everything fabulous Vancouver has to offer: walking distance to theatres, nightlife, downtown dining and shopping on Robson and Granville streets with easy seawall and beach access to Yaletown, English Bay and beautiful Stanley Park.

For those rainy days, the "Vida Spa" and health club facilities at the Sheraton Hotel next door are available at your convenience. This central location offers the perfect escape while living in the hub of a world-class city that is physically beautiful and home to the 2010 Olympics.

## Enjoy a superb lifestyle and a great investment.

This is a move in with everything done. Amenities include central air conditioning, concierge, exercise centre, indoor pool, and storage. Only a short stroll to shopping, restaurants, downtown living on your doorstep. Pets and rentals are welcome. 1 underground parking spot with a storage locker. Buy with confidence in this well located and well run tower.



Residents of Suites at Wall Centre  
enjoy access to Sheraton Hotel  
Services and Vida Spa



Presented by:  
**Keith Pulling**  
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**PROMPTON**  
 Real Estate Services Inc.

Vancouver West, Downtown VW

**MLS# V771127**

Residential Attached

**# 509 1050 BURRARD ST, V6Z 2S3**

**Active**



List Price: **\$369,900** Previous Price:  
 Original Price: **\$369,900**

Subdiv/Complex: **SUITES AT WALL CENTRE**

|                            |                            |                              |
|----------------------------|----------------------------|------------------------------|
| Frontage:                  | Approx Yr Blt: <b>1995</b> | PID: <b>018-799-523</b>      |
| Depth/Size:                | Age at List Date <b>14</b> | Type: <b>Apartment Unit</b>  |
| Lot SqFt: <b>0</b>         | Bedrooms: <b>1</b>         | Zoning: <b>DD,CD1</b>        |
| Exposure: <b>SW</b>        | Bathrooms: <b>1</b>        | Taxes: <b>\$1,502 (2009)</b> |
| Stories in Bldg: <b>30</b> | Full Baths: <b>1</b>       | Gst Incl: <b>No</b>          |
| Flood Plain: <b>No</b>     | Half Baths: <b>0</b>       | Apprvl Req: <b>No</b>        |
| Meas. Type:                | Tax Incl Utils: <b>Yes</b> |                              |
| Fixtures Lsd: <b>N</b>     |                            |                              |
| Fixt Removed: <b>N</b>     |                            |                              |
| View: <b>N</b>             |                            |                              |

|                                                  |                                                |                                   |
|--------------------------------------------------|------------------------------------------------|-----------------------------------|
| Style of Home: <b>Inside Unit</b>                | Total Parking: <b>1</b>                        | Covered Parking: <b>1</b>         |
| Construction: <b>Concrete</b>                    | Parking Stall #: <b>1</b>                      | Parking Stall Owned: <b>No</b>    |
| Foundation: <b>Concrete Perimeter</b>            | Parking Access: <b>Rear</b>                    |                                   |
| Exterior: <b>Glass</b>                           | Parking Facilities: <b>Garage; Underground</b> |                                   |
| Rain Screen:                                     | R/I Plumbing:                                  |                                   |
| Type of Roof: <b>Tar &amp; Gravel</b>            | Dist to Public Trans:                          | Dist to School/Bus:               |
| Renovations: <b>Partly</b>                       | Units in Development:                          | Total Units in Strata: <b>233</b> |
| Flooring: <b>Laminate, Tile, Wall/Wall/Mixed</b> | Locker: <b>Yes</b>                             | Locker #:                         |
| Water Supply: <b>City/Municipal</b>              | Possession:                                    |                                   |
| Heat/Fuel: <b>Forced Air, Heat Pump, Mixed</b>   | Title to Land: <b>Freehold Strata</b>          |                                   |
| No. of Fireplaces: <b>0</b>                      | Seller's Interest: <b>Registered Owner</b>     |                                   |
| R/I Fireplaces:                                  | Mortgage Info: <b>\$0</b>                      |                                   |
| Fireplace Fuel:                                  | Property Disclosure: <b>Y</b>                  |                                   |
| Outdoor Area: <b>None</b>                        | Bylaw Restrictions: <b>No Restrictions</b>     |                                   |
| Mngmt Co: <b>CORSBY</b>                          |                                                |                                   |
| Mngmt Ph: <b>604-683-8900</b>                    | Maint Fee: <b>\$256.39</b>                     |                                   |

Maint Charge Incl: **Caretaker, Garbage Pickup, Management, Hot Water**

Legal: **SL 19 DL 541 LD 36 SP LMS1455**  
 Amenities: **Air Cond./Central, Exercise Centre, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Storage**  
 Features Incl: **Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener**  
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

| <u>Floor</u>   | <u>Type</u>           | <u>Dimensions</u> | <u>Floor</u> | <u>Type</u> | <u>Dimensions</u> | <u>Floor</u> | <u>Type</u> | <u>Dimensions</u> |
|----------------|-----------------------|-------------------|--------------|-------------|-------------------|--------------|-------------|-------------------|
| <b>Main F.</b> | <b>Living Room</b>    | <b>12' X 9'6"</b> |              |             |                   |              |             |                   |
| <b>Main F.</b> | <b>Kitchen</b>        | <b>8' X 8'</b>    |              |             |                   |              |             |                   |
| <b>Main F.</b> | <b>Dining</b>         | <b>12' X 8'</b>   |              |             |                   |              |             |                   |
| <b>Main F.</b> | <b>Master Bedroom</b> | <b>11' X 10'</b>  |              |             |                   |              |             |                   |
| <b>Main F.</b> | <b>Den</b>            | <b>9' X 6'</b>    |              |             |                   |              |             |                   |

|                                       |                            |                                              |
|---------------------------------------|----------------------------|----------------------------------------------|
| <b>Floor Area (SqFt):</b>             | Total # Rooms: <b>5</b>    | <b>Bathrooms:</b>                            |
| Finished Floor Area Main: <b>636</b>  | Finished Levels: <b>1</b>  | <b>1 4 Piece; Ensuite: N; Level: Main F.</b> |
| Finished Floor Area Up: <b>0</b>      | Basement Area: <b>None</b> |                                              |
| Finished Floor Area Down: <b>0</b>    |                            |                                              |
| Finished Floor Area Bsmt: <b>0</b>    | Bsmt Height:               |                                              |
| Total Finished Floor Area: <b>636</b> | Restricted Age:            |                                              |
|                                       | # Pets / Cats; Dogs:       |                                              |
| Unfinished Floor Area: <b>0</b>       | # or % Rentals:            |                                              |
| Grand Total Floor Area: <b>636</b>    |                            |                                              |

Listing Broker(s): **(1) Prompton Real Estate Serv.Inc.**

**Enjoy the hotel lifestyle of Wall Centre located in the middle of it all. This one bedroom + den, air conditioned home is immaculately maintained by the current tenant. Amenities include concierge, pool, and gym. Includes storage locker.**