

Active
R2188786
 Board: V, Attached
 Apartment/Condo

PH3002 977 MAINLAND STREET

Vancouver West
 Yaletown
 V6B 1T2

\$719,000 (LP)
 (SP)



DOM: **0** List Date: **7/17/2017** Expiry Date: **10/30/2017**
 Prev. Price: **\$0** Original Price: **\$719,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): Approx. Year Built: **2007**
 Depth/Size: Frontage (metres): Age: **10**
 Sq. Footage: **0.00** Bedrooms: **1** Zoning: **STRATA**
 Flood Plain: Bathrooms: **2** Gross Taxes: **\$1,801.20**
 Exposure: Full Baths: **1** For Tax Year: **2017**
 If new, GST/HST inc?: Half Baths: **1** Tax Inc. Utilities?: **No**
 P.I.D.: **026-912-431** Approval Req.?: Maint. Fee: **\$245.00**
 View: **Yes: Downtown to Mount Baker!** Tour: **Virtual Tour URL**
 Mgmt. Co's Name: **ASSOCIA** Mgmt. Co #: **604-561-6060**
 Complex / Subdiv: **Yaletown Park 3**
 Services Connctd: **Community, Electricity, Sanitary Sewer, Storm Sewer**

Style of Home: **Penthouse**
 Construction: **Concrete**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Baseboard**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Metal, Other, Torch-On**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Underground**
 Locker: **Yes**
 Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes:**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Hot Water, Management**
 Legal: **PL BCS2143 LT 269 DL 541 LD 36**

Amenities: **Elevator, Exercise Centre**

Site Influences: **Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'5 x 12'5			x			x
Main	Kitchen	9' x 8'			x			x
Main	Master Bedroom	11' x 10'			x			x
Main	Dining Room	8' x 8'			x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 526	# of Rooms: 4	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	2	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 526 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: 0	Bylaw Restrict: Pets Allowed w/Rest.			5				Door Height:
Grand Total: 526 sq. ft.	Basement: None			6				
				7				
				8				

List Broker 1: **Sotheby's Int'l Realty Canada - Office: 604-632-3300** List Broker 2:
 List Sales Rep 1: **Ian Watt PREC* - Phone: 604-999-9426** **ianwatt@ianwatt.ca**
 List Sales Rep 2: **3:**
 Sell Broker 1:
 Sell Sales Rep 1: **2:** **3:**
 Owner: **WAYNE & MARGARET NORTH**
 Commission: **3.125% ON 1ST 100K AND 1.1625% ON THE REMAINDER**
 Appointments: **Phone L.R. First**
 Call: **TEXT / EMAIL - DON'T CALL**
 Phone: **604-999-9426**
 Occupancy: **Owner**

Realtor **NO TOUCHBASE OR PARAGON MESSAGING. TEXT 604-999-9426. BUYER TO VERIFY SIZE, AGE, CONDITION AND ZONING.**
 Remarks:

Yaletown Penthouse! This rarely available show suite penthouse boasts a fantastic floor plan (no hallways) and an incredible +175 square foot patio (only one on the floor) for barbecues, watching the sun rise and taking in the evening views all the way to Mount Baker. This Yaletown condo features upgraded engineered flooring, stainless appliances and granite counters, and a proper dining space too. This penthouse is spacious and bright with sliding doors to the patio in both the bedroom and the living room there is plenty of air flow to keep your home cooler in the summer months. Yaletown Park 3 has a huge contingency fund, gym as well as a caretaker too. This penthouse comes with 1 parking & 1 locker. Pets & Rentals are welcome.