

Active

R2545644

Board: V , Attached

Apartment/Condo

1203 159 W 2ND AVENUE

Vancouver West

False Creek

V5Y 0L8

\$1,478,000 (LP)

(SP)

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DOM: 1

Prev. Price: \$0

Meas. Type:

Depth/Size:

Sq. Footage: 0.00

Flood Plain:

Exposure: Northeast

If new, GST/HST inc?:

P.I.D.: 030-312-043

View: Yes: Water, Mtns, City

Mgmt. Co's Name: Rancho Management

Complex / Subdiv: Tower Green at West

Services Connctd: Community, Electricity, Sanitary Sewer, Storm Sewer, Water

Sewer Type: City/Municipal

List Date: 3/2/2021

Original Price: \$1,478,000

Frontage (feet):

Frontage (metres):

Bedrooms: 2

Bathrooms: 2

Full Baths: 2

Half Baths: 0

Council Apprv?: No

Expiry Date: 6/30/2021

Sold Date:

Approx. Year Built: 2017

Age: 4

Zoning: MULTI

Gross Taxes: \$3,253.36

For Tax Year: 2021

Tax Inc. Utilities?: No

Maint. Fee: \$558.95

Tour:

Mgmt. Co #: 604-684-4508

Style of Home: Corner Unit, Upper Unit

Construction: Concrete

Exterior: Aluminum, Concrete, Glass

Foundation: Concrete Perimeter

Rain Screen: Full

Renovations:

Water Supply: City/Municipal

Fireplace Fuel: None

Fuel/Heating: Baseboard, Hot Water

Outdoor Area: Balcny(s) Patio(s) Dck(s)

Type of Roof: Other

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces: 0

of Fireplaces: 0

Metered Water:

Total Parking: 2

Covered Parking: 2

Parking Access: Lane

Parking: Garage; Underground

Locker: Yes

Dist. to Public Transit: 0.5 blks

Units in Development: 177

Title to Land: Freehold Strata

Seller's Interest: Registered Owner

Property Disc.: Yes:

Fixtures Leased: No :

Fixtures Rmvd: Yes: Dining room chandelier

Floor Finish: Laminate, Tile, Wall/Wall/Mixed

Maint Fee Inc: Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water

Legal: STRATA LOT 150, PLAN EPS4169, DISTRICT LOT 200A, 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: Bike Room, Club House, Exercise Centre, Garden, In Suite Laundry, Concierge

Site Influences: Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property

Features: ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Microwave, Oven - Built In, Pantry, Smoke Alarm, Sprinkler - Fire

Municipal Charges

Garbage:

Water:

Dykng:

Sewer:

Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'6 x 10'7						
Main	Dining Room	14'3 x 10'10						
Main	Kitchen	8'7 x 7'9						
Main	Flex Room	8'0 x 4'10						
Main	Foyer	19'4 x 3'9						
Main	Master Bedroom	10' x 9'2						
Main	Bedroom	9'10 x 9'4						
Main	Other	23'4 x 6'8						
		x						
		x						

Finished Floor (Main): 1,004	# of Rooms: 8	# of Kitchens: 1	# of Levels: 1	Bath 1	Floor Main	# of Pieces 4	Ensuite? Yes	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			2	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			3				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	4				Pool:
Finished Floor (Total): 1,004 sq. ft.	# or % of Rentals Allowed:			5				Garage Sz:
	Bylaws: Pets Allowed, Rentals Allowed			6				Grg Door Ht:
Unfinished Floor: 0				7				
Grand Total: 1,004 sq. ft.	Basement: None			8				

List Broker 1: Sutton Group-West Coast Realty - Office: 604-714-1700

List Broker 2:

List Broker 3:

List Desig Agt 1: Ann Lok - Phone: 604-767-0959

List Desig Agt 2:

Sell Broker 1:

Sell Sales Rep 1:

Owner: Mia Louise Lok, Ann Hoi-Sze Lok

Commission: 3.255% ON THE FIRST \$100,000 PLUS 1.1625% ON THE BALANCE

ann@annlok.com

Appointments: Phone L.R. First

Call: Ann (text or TB)

Phone: 604-767-0959

Occupancy: Owner

Realtor

Remarks: THIS ONE HAS IT ALL. 1ST Showing OPEN HOUSE BY APPOINTMENT March 6th & 7th Sat/Sun 2-4pm. Masks are mandatory. Measured by Isot.ca Owner is Licensed Real Estate Associate of BC. Offers presented by Tuesday March 9th 5pm - email to annLok@novuscom.net Seller can rent back until Jan 2022.

Start with the gorgeous protected VIEWS - from every room - of the majestic N. Shore Mountains, cityscape, water & horizon to the south. This bright, open & quiet NE corner SPECIALLY CUSTOMIZED home features 1,004 sqft (feels like 1100+) 2 BED, 2 BATH w/ large flex (for Home Office or pantry), over-height ceilings, Quartz counters & backsplash, wide plank laminate flrs., Induction cooktop, black-out blinds in bedrooms, ensuite w/ dual vanities, shower niches, closet organizers & B/I storage systems, entertainment lover's 161 sqft terrace sized balcony, TWO PARKING w/ EV-charging outlets & THREE huge LOCKERS. Steps to Urban Fare, London Drugs, cafes, eateries, shops, seawall, Skytrain, Canada Line, daycare next door, UBC bus, parks. OPEN HOUSE SAT/SUN Mar 6/7th 2-4pm BY APPOINTMENT ONLY.

REA Full Realtor

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