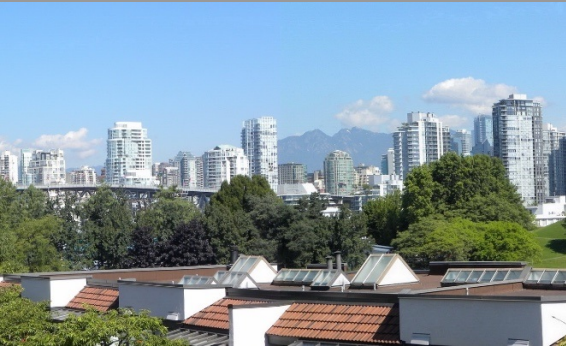


Active
R2222421
 Board: V, Attached
 Apartment/Condo

5 1201 LAMEY'S MILL ROAD

Vancouver West
 False Creek
 V6H 3S8

\$999,000 (LP)
 (SP)



DOM: **0** List Date: **11/15/2017** Expiry Date: **3/31/2018**
 Prev. Price: **\$0** Original Price: **\$999,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **0.00** Approx. Year Built: **1980**
 Depth/Size: Frontage (metres): Age: **37**
 Sq. Footage: **0.00** Bedrooms: **2** Zoning: **FCCDD**
 Flood Plain: Bathrooms: **2** Gross Taxes: **\$2,330.05**
 Exposure: Full Baths: **2** For Tax Year: **2017**
 If new, GST/HST inc?: Half Baths: **0** Tax Inc. Utilities?: **No**
 P.I.D.: **005-681-316** Council Apprv?: Maint. Fee: **\$551.16**
 View: **Yes: City Skyline False Creek** Tour:
 Mgmt. Co's Name: **ASSOCIA** Mgmt. Co #: **604-257-0325**
 Complex / Subdiv: **ALDER BAY PLACE**
 Services Connctd: **Community, Electricity, Sanitary Sewer, Storm Sewer**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Full**
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Wood**
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Metal, Other, Torch-On**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Underground** Locker: **Yes**
 Dist. to Public Transit: Dist. to School Bus:
 Units in Development: Total Units in Strata: **47**
 Title to Land: **Leasehold prepaid-Strata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes:**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Management**
 Legal: **PL VAS691 LT 5 DL FC LD 36. HISTORIC MEVA - NO #, 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.**

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 16'			x			x
Main	Kitchen	9' x 7'			x			x
Main	Dining Room	10' x 9'			x			x
Above	Master Bedroom	15' x 19'			x			x
Above	Bedroom	12' x 10'			x			x
Above	Den	7' x 6'			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 602	# of Rooms: 6	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 425	Crawl/Bsmt. Height:			1	Below	5	Yes	Barn:
Finished Floor (Below): 504	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 1,531 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: 0	Bylaw Restrict: Pets Allowed, Rentals Allowed			5				Door Height:
Grand Total: 1,531 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** Appointments: **Phone L.R. First**
 List Sales Rep 2: **3:** **Call: TEXT/EMAIL - DONT CALL**
 Sell Broker 1: **3:** **Phone: 604-999-9426**
 Sell Sales Rep 1: **2:** **3:**
 Owner: **SURE-FIND HOMES LTD**
 Commission: **3.125% ON 1ST 100K & 1.1625% ON REMAINDER**
 Occupancy: **Vacant**

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

Gorgeous, unobstructed, water, marina, city & mountain views from this unique split level townhouse style condo. Ready to customize with your own decorating ideas, this home lives like a house with all rooms spacious enough to hold house sized furniture. Fantastic location to enjoy a quintessential Vancouver lifestyle. Steps to seawall and much acclaimed Granville Island's market, restaurants, shops and live performance theatres. Features include a wood burning fireplace & balcony. Kitchen and main bathroom nicely updated. Fully rainscreened building with a communal rooftop deck. Vancouver City Leasehold prepaid to 2040.