

Active

R2135014

Board: V

Apartment/Condo

505 123 W 1ST AVENUE

Vancouver West


False Creek

V5Y 0E2

Residential Attached

\$569,000 (LP)

(SP)



Sold Date:

Meas. Type:

Depth / Size (ft.):

Lot Area (sq.ft.): 0.00

Flood Plain:

Approval Req?:

Exposure:

If new, GST/HST inc?:

Mgmt. Co's Name: Ascent Real Estate Management

Mgmt. Co's Phone:

View:

Complex / Subdiv: Compass at the Village

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Frontage (feet):

Frontage (metres):

Bedrooms: 1

Bathrooms: 1

Full Baths: 1

Half Baths: 0

Maint. Fee: \$441.22

Original Price: \$569,000

Approx. Year Built: 2010

Age: 7

Zoning: CD-1

Gross Taxes: \$1,408.73

For Tax Year: 2016

Tax Inc. Utilities?:

P.I.D.: 028-232-259

Tour: Virtual Tour URL

Style of Home: Inside Unit

Construction: Concrete

Exterior: Concrete, Glass, Mixed

Foundation: Concrete Perimeter

Rain Screen:

Renovations:

Water Supply: City/Municipal

Fireplace Fuel: Geothermal, Radiant

Outdoor Area: None

Type of Roof: Other

Total Parking: 1

Covered Parking: 1

Parking: Garage; Underground

Locker: N

Dist. to Public Transit: 2 BLKS

Units in Development: 63

Title to Land: Freehold Strata

Property Disc.: Yes

Fixtures Leased: :

Fixtures Rmvd: :

Floor Finish:

Maint Fee Inc: Garbage Pickup, Gardening, Gas, Management, Sewer, Snow removal

Legal: PL BCS3830 LT 29 DL FC LD 36

Amenities: Elevator, Exercise Centre, In Suite Laundry, Pool; Outdoor, Sauna/Steam Room, Swirlpool/Hot Tub

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

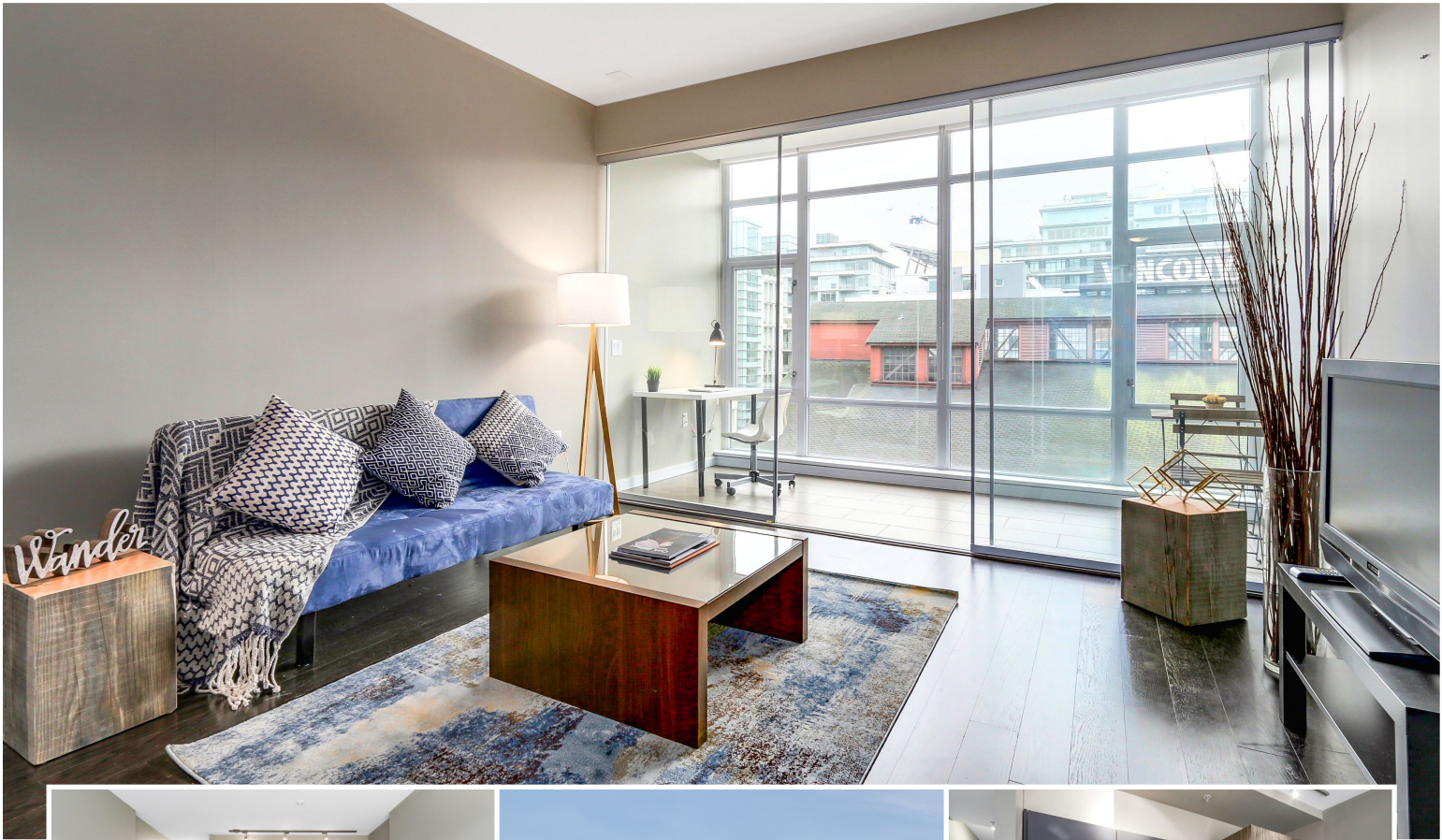
Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Oven-Built In

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'2 x 5'1			x			x
Main	Living Room	13'0 x 10'6			x			x
Main	Porch (enclosed)	13'0 x 5'2			x			x
Main	Bedroom	13'0 x 9'7			x			x
Main	Walk-in Closet	9'1 x 4'0			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	672	# of Rooms:5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	5	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	672 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allowed		5				Door Height:
Unfinished Floor:	0				6				
Grand Total:	672 sq. ft.	Basement: None			7				
					8				

Listing Broker(s): Macdonald Realty

This communication is not intended to cause or induce breach of an existing agency agreement. Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission to prior sale or lease, change in price or terms, and withdrawal without notice.



## 505 - 123 W.1st Avenue, Vancouver

Unbeatable location in the heart of Olympic Village! COMPASS is a certified LEED Platinum building. This spacious East facing 1 bed plus solarium boasts overheight ceilings, radiant cooling/heating, engineered hardwood flooring, large spa-like bathroom with dual vanity, and luxury finishes: integrated Miele appliances, gas range, high end Eggersmann cabinetry and quartz countertops. Private access to a rooftop garden & lounge with views of False Creek and world-class facilities at the Gold Medal Club (Indoor pool, hot tub, sauna/steam, gym). Enjoy the convenience of everything at your doorstep! Seawall, Canada Line, aquabus, Urban Fare, London Drugs, Tap & Barrel and more. 1 parking stall.

### Features:

- List Price: \$569,000
- Sub Area: False Creek
- Beds/Baths: 1/1
- Living Area: 672 sq ft
- Taxes (2016): \$1,408.73
- Maint. Fee: \$441.22
- Parking: 1
- Storage Locker: NO
- Pets/Rentals: Yes/Yes



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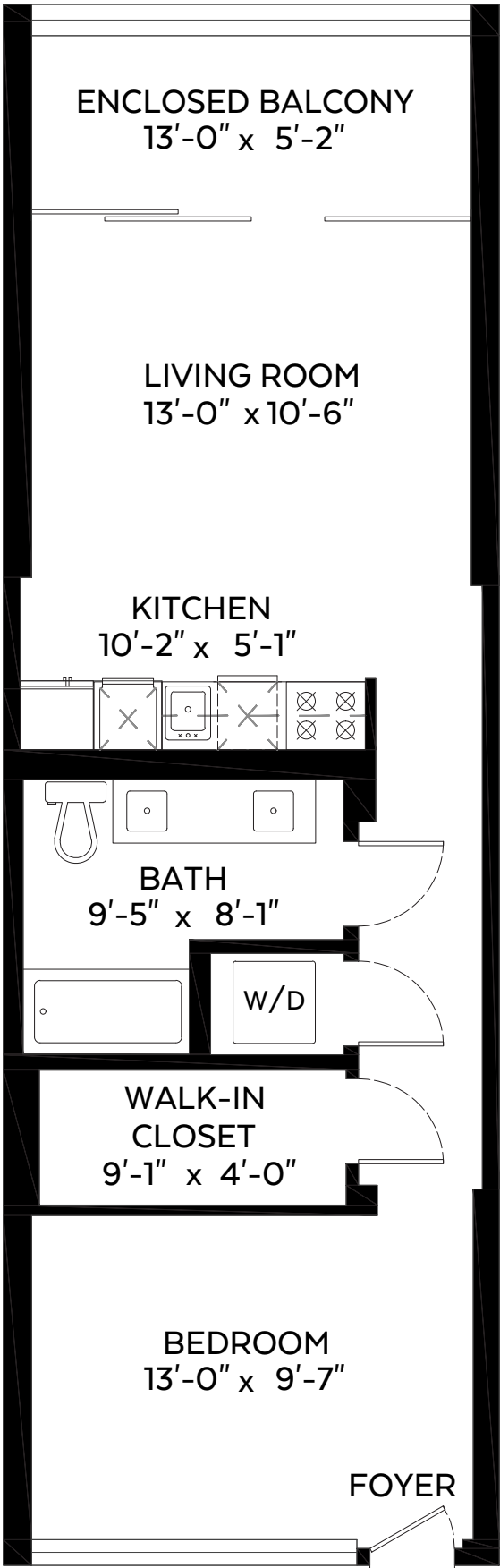


#505-123 W 1st Avenue,  
Vancouver, B.C.

Main Floor: 672 sq.ft.

Ceiling Height: 9'-2"

SCALE  
0' 5'



NORTH

Excelsior  
MEASURING

Pixelink  
SOLUTIONS  
604-639-5434  
WWW.PIXILINK.COM