

Active
R3025174
Board: V
Apartment/Condo

304 1928 NELSON STREET
Vancouver West
West End VW
V6G 1N2

Residential Attached
\$865,000 (LP)
(SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$865,000**
Meas. Type: Bedrooms: **1** Approx. Year Built: **1994**
Frontage(feet): Bathrooms: **1** Age: **31**
Frontage(metres): Full Baths: **1** Zoning: **RM-5B**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,128.18**
Sq. Footage: **0.00** For Tax Year: **2024**
Flood Plain: P.I.D.: **018-618-138** Tax Inc. Utilities?:
View: **Yes :Trees | greenery | south facing** Tour:
Complex / Subdiv: **WESTPARK HOUSE**
First Nation Reserve:
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: Upper Unit	Total Parking: 1	Covered Parking: 1	Parking Access:
Construction: Frame - Wood	Parking: Garage; Underground		
Exterior: Mixed	Dist. to Public Transit: Close		Dist. to School Bus: Close
Foundation: Concrete Perimeter	Title to Land: Freehold Strata		
	Property Disc.: Yes		
Renovations:	Fixtures :		
# of 1 R.I. Fireplaces:	Rain Screen:		
Fireplace Fuel: Gas - Natural	Metered Water:		
Fuel/Heating: Baseboard, Electric, Natural Gas	R.I. Plumbing:		
Outdoor Area: Balcony(s)	Floor Finish: Hardwood		
Type of Roof: Other			

Legal: **STRATA LOT 29, PLAN LMS1238, DISTRICT LOT 185, NEW WESTMINSTER LAND DISTRICT, UNDIV 658/27431 SHARE IN COM PROP THEREIN 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**

Amenities: **Bike Room, Elevator, In Suite Laundry, Storage**

Site Influences: **Golf Course Nearby, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Treed**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Finished Floor (Main): 727	Units in Development: 41	Tot Units in Strata: 41	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 604-683-8900	
Finished Floor (Below): 0	Maint Fee: \$500.36	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Hot Water, Management, Sewer, Water		
Finished Floor (Total): 727 sq. ft.			
Unfinished Floor: 0			
Grand Total: 727 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed, Rentals Allwd w/Restrctns		
Suite:	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details: As per city by-law		
# of Rooms: 5			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	9'0 x 11'7			x	1	Main	4	No
Main	Dining Room	9'11 x 9'6			x	2			
Main	Kitchen	7'10 x 7'9			x	3			
Main	Primary Bedroom	11'8 x 16'0			x	4			
Main	Foyer	4'4 x 4'3			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Blu Realty** **Blu Realty**

A RARE CHANCE to own in one of Vancouver's most loved pockets, WEST OF DENMAN! WESTPARK HOUSE, a well maintained, RAIN-SCREENED, FREEHOLD building tucked away at the QUIET end by Stanley Park. This suite, is a total gem! SPACIOUS, SERENE & IMMACULATE. A private retreat in the city! Open layout, gas F/P, Canadian-made hardwood floors a favourite (\$18,000 spent!) & a lush treed outlook with natural light, perfect for plant lovers! quality built-ins, & like new condition throughout. The building upgrades: inc. NEW ROOF, INTERIOR REFRESH, FIRE PANEL, ENTER-PHONE, SECURE FOB ACCESS, Fresh CP paint. MUCH MORE. 2 Pets! SECURE PRK, STORAGE RM, BIKE RM. Close to English Bay, seawall & all things West End. You'll feel it! Appointment only showings. Open by appointment only Sat. Jul 12 1-3pm