### Presented by:

# **Chris Brown**

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Vancouver West, Downtown VW

## MLS# V1074623

Residential Attached

#### # 1003 821 CAMBIE ST, V6B 0E3



List Price: Days on Market:	<b>\$478,900</b> : 22	Previous Price:		Sold Price: Sold Date:	\$470,000 29-Jul-14
Subdiv/Complex Frontage: Depth/Size:	RAFFLES	Approx Yr Blt:	2008	PID: Type:	027-572-251 Apartment/Condo
Lot SqFt: Exposure: Stories in Bldg: Flood Plain: Meas. Type:	0 N 23	Age at List Date: Bedrooms: Bathrooms: Full Baths: Half Baths:	6 1 1 1	Zoning: Taxes: If New GST/HST Incl: Tax Incl Utilities: Apprvl Reqd:	CD-1 \$1,660 (2013) No No
Fixtures Lsd:	N				

Lane

Y - CITY VIEWS View: Other Total Parking:

Fixt Removed: N

Reno Year:

R/I Fireplaces:

Construction: Concrete Concrete Slab Foundation: Exterior: Concrete, Glass Rain Screen:

Style of Home:

Type of Roof:

Mngmt Co:

R/I Plumbing: Other

Renovations: Flooring: Mixed

Water Supply: City/Municipal Heat/Fuel: Baseboard, Electric

No. of Fireplaces: 0 Fireplace Fuel: None

Balcony(s) Outdoor Area:

FIRST SERVICE RESIDENTIAL

604-683-8900

Dist to Public Trans: Units in Development:

Parking Access:

Parking Facilities:

No Possession: TBA

Title to Land: Freehold Strata Seller's Interest: **Registered Owner** Mortgage Info:

N - DEVELOPER'S DISCLOSURE STATEMENT Property Disclosure: Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed

Covered Parking:

Dist to School/Bus:

Total Units in Strata: 150

Garage; Underground, Visitor Parking

Mngmt Ph: Maint Fee: \$255.58

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Hot Water, Management, Recreation Facility

Legal: PL BCS2982 LT 61 DL 541 LD 36 THE STRATA LOT AS SHOWN ON FORM V. Amenities: Bike Room, Elevator, Exercise Centre, Garden, In Suite Laundry, Swirlpool/Hot Tub Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	<u>Dimensions</u>	Floor	Type	<u>Dimensions</u>	Floor	Type	<u>Dimensions</u>
Main F.	Kitchen	9' X 8'						
Main F.	Living Room	12' X 10'						
Main F.	Dining	10' X 10'						
Main F.	Bedroom	10' X 10'						
Main F.	Den	7' X 6'						
Main F.	Other	9' X 5'						

Floor Area (SqFt): Finished Floor Area Main: Finished Floor Area Up: Finished Floor Area Down: Finished Floor Area Bsmt:	679 0 0	Total # Rooms: Finished Levels: Basement Area: Bsmt Height:	6 1 None	Bathrooms 1 4 Piece; Ensuite: N; Level: Main F. 2 3 4
Total Finished Floor Area:  Unfinished Floor Area: Grand Total Floor Area:	679 0 679	Restricted Age:	s: 1 / Cats: Yes; Dogs: Yes	5 6 7 8

Rennie & Associates Realty, Rennie & Associates Realty Listing Broker(s):

Luxurious 1 Bed + Den + Flex at the Extraordinary Raffles on Robson! Don't miss this bright and airy home with open concept layout. Designer features include black teak/chestnut engineering floors, gourmet chef's kitchen with Miele and Liebherr S/S appliances, custom cabinetry and polished stone countertops. Unbeatable location where Yaletown meets Robson Street - close to the library, galleries, parks, shops, restaurants and much more! Building boasts fantastic amenities - lounge, whirlpool, exercise centre, theatre, BBQ deck, concierge and bike lockers. Includes 1 parking. Must see! Call today for your own private viewing!