



Presented by:
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Vancouver West, Mount Pleasant VW
1009 138 W 1ST AV, V5Y 0H5

MLS# V1037024

Residential Attached

Active



List Price:	\$315,000	Previous Price:	\$329,000	Original Price:	\$329,000
Subdiv/Complex:		Approx Yr Blt:	2013	PID:	029-100-348
Frontage:				Type:	Apartment/Condo
Depth/Size:				Zoning:	APT
Lot SqFt:	0	Age at List Date:	0	Taxes:	
Exposure:		Bedrooms:	1	If New GST/HST Incl:	
Stories in Bldg:		Bathrooms:	1	Tax Incl Utils:	
Flood Plain:		Full Baths:	1	Apprvl Req:	
Meas. Type:		Half Baths:	0		
Fixtures Lsd:					
Fixt Removed:					
View:	Y - MOUNTAIN & CITY SKYLINE				

Style of Home:	Inside Unit	Total Parking:	0	Covered Parking:	0
Construction:	Concrete	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Concrete, Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other				
Renovations:		Dist to Public Trans:		Dist to School/Bus:	
Flooring:	Mixed, Tile	Units in Development:		Total Units in Strata:	
Water Supply:	City/Municipal	Locker:	No		
Heat/Fuel:	Baseboard, Hot Water	Possession:			
No. of Fireplaces:	0	Title to Land:	Freehold Strata		
Fireplace Fuel:		Seller's Interest:	Registered Owner		
Outdoor Area:	None	Mortgage Info:	\$0		
		Property Disclosure:	Y		
Mngmt Co:	FIRST SERVICE RESIDENTIAL	Bylaw Restrictions:	Pets Allowed, Rentals Allowed		
Mngmt Ph:	604-683-8900	Maint Fee:	\$182.77		

Maint Charge Incl: **Gardening, Garbage Pickup, Hot Water, Management**

Legal: **PL EPS1384 LT 93 DL 200A LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**
 Amenities: **Elevator, Exercise Centre, Garden, Guest Suite, In Suite Laundry**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	10' X 10'						
Main F.	Bedroom	8'6 X 7'						

Floor Area (SqFt):		Total # Rooms:	2	Bathrooms:	
Finished Floor Area Main:	453	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	453	Restricted Age:		5	
Unfinished Floor Area:	0	# Pets / Cats; Dogs:		6	
Grand Total Floor Area:	453	# or % Rentals:		7	
				8	

Listing Broker(s): **(1) Sutton Grp-West Coast (Brdwy)**

Welcome to Wall Centre False Creek! NO GST! This gorgeous, 10th floor north facing 1 bedroom (no closet) comes with views of the mountains & downtown city skyline. Amenities include gyms, garden, meeting room, lounge & guest suites. The kitchen comes with Blomberg & Viking D3 appliances. Complete with a 2-5-10 warranty for peace of mind. Walking distance to both the Canada Line and Millennium/Expo skytrains. All you need is within a few blocks in the Olympic Village (groceries, restaurants, coffee shops etc) or on Cambie or Main Street. Parking available for purchase from the developer for \$15-20K. To see is to fall in love - call today for your private viewing! Motivated seller - try an offer!