



Presented by:
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stilhavn
 REAL ESTATE SERVICES

Active
R3053157
 Board: V
 Apartment/Condo

817 CAMBIE STREET
 Vancouver West
 Downtown VW
 V6B 2P4

Residential Attached
\$849,000 (LP)
 (SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$849,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2008
Frontage(feet):	Bathrooms: 2	Age: 17
Frontage(metres):	Full Baths: 1	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$6,064.24
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 027-571-688	Tax Inc. Utilities?:
View:		Tour:
Complex / Subdiv: RAFFLES		
First Nation:		
Services Connctd: Electricity, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey, Live/Work Studio**
 Construction: **Concrete**
 Exterior: **Brick, Concrete, Glass**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Electric**
 Outdoor Area: **None**
 Type of Roof: **Other**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage; Underground**
 Dist. to Public Transit: **VERY CLOSE** Dist. to School Bus:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate**

Legal: **STRATA LOT 4, PLAN BCS2982, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Bike Room, Elevator, Exercise Centre, In Suite Laundry, Swirlpool/Hot Tub, Concierge**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 455	Units in Development: 131	Tot Units in Strata: 131	Locker: No
Finished Floor (Above): 728	Exposure: East	Storeys in Building: 22	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: FIRSTSERVICE	Mgmt. Co's #: 604-683-8900	
Finished Floor (Below): 0	Maint Fee: \$892.26	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Hot Water, Management, Recreation Facility		
Finished Floor (Total): 1,183 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,183 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite:	Restricted Age:	# of Pets: 1	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:		
# of Levels: 2			
# of Rooms: 6			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	17'5 x 15'10				1	Main	2	No
Main	Bedroom	10' x 9'				2	Above	4	No
Above	Living Room	16'6 x 11'7				3			
Above	Primary Bedroom	10'10 x 9'6				4			
Above	Walk-In Closet	7'2 x 6'1				5			
Above	Kitchen	7'11 x 7'7				6			
						7			
						8			

Listing Broker(s): **Stilhavn Real Estate Services**

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LIVE/WORK New York-style townhouse at Raffles...exceptionally rare! Offering 1 (or easily 2) bedroom, 2 bathrooms and 1183 sqft on the edge of Yaletown. The main level features soaring 13' ceilings, floor-to-ceiling windows and a bright, flexible open space ideal for a studio, office, gallery or client-facing business. Upstairs is a private 1-bedroom suite with full bath, brand new washer/dryer, 9.5' ceilings and a stylish kitchen with granite counters and breakfast bar. Recent updates include new laminate flooring, fresh paint and new blinds throughout. Each level has its own entrance — live upstairs and work below, or enjoy the whole home as a sophisticated urban residence. Proactive strata with concierge, one parking, and currently not subject to EHT. A truly unique offering!