



Presented by:  
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**Active**  
**R2361735**  
Board: V  
Apartment/Condo

**702 850 BURRARD STREET**

Vancouver West  
Downtown VW  
V6Z 2J1

Residential Attached

**\$599,988** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$599,988</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1983</b>
Depth / Size (ft.):	Bedrooms: <b>1</b>	Age: <b>36</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>DD</b>
Flood Plain:	Full Baths: <b>1</b>	Gross Taxes: <b>\$1,156.80</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2018</b>
Exposure: <b>North</b>	Maint. Fee: <b>\$419.80</b>	Tax Inc. Utilities?:
If new, GST/HST inc?:	Mgmt. Co's Name: <b>FIRSTSERVICE RESIDENTIAL</b>	P.I.D.: <b>003-226-450</b>
Mgmt. Co's Phone: <b>604-683-8900</b>	Mgmt. Co's Phone: <b>604-683-8900</b>	Tour:
View: :	View: :	
Complex / Subdiv:	Complex / Subdiv:	
Services Connected: <b>Electricity, Water</b>	Services Connected: <b>Electricity, Water</b>	
Sewer Type:	Sewer Type:	

Style of Home: <b>Upper Unit</b>	Total Parking: <b>1</b> Covered Parking: <b>1</b> Parking Access:
Construction: <b>Concrete</b>	Parking: <b>Garage; Underground</b>
Exterior: <b>Concrete</b>	Locker: <b>Y</b>
Foundation: <b>Concrete Perimeter</b>	Dist. to School Bus:
Rain Screen:	Total Units in Strata: <b>71</b>
Renovations:	
Water Supply: <b>City/Municipal</b>	Reno. Year:
Fireplace Fuel:	R.I. Plumbing:
Fuel/Heating: <b>Electric</b>	Dist. to Public Transit: <b>STEPS</b>
Outdoor Area: <b>Balcony(s)</b>	Units in Development: <b>71</b>
Type of Roof: <b>Other</b>	Title to Land: <b>Freehold Strata</b>
	Metered Water:
	R.I. Fireplaces:
	# of Fireplaces: <b>0</b>
	Property Disc.: <b>Yes</b>
	Fixtures Leased: <b>No</b> :
	Fixtures Rmvd: <b>No</b> :
	Floor Finish:

Maint Fee Inc: **Caretaker, Garbage Pickup, Hot Water, Management, Recreation Facility**  
 Legal: **STRATA LOT 40, PLAN VAS1323, DISTRICT LOT 541, 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 1 OR V, AS APPROPRIATE**  
 Amenities: **Elevator, Exercise Centre, In Suite Laundry, Recreation Center, Sauna/Steam Room**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'0 x 11'3			x			x
Main	Dining Room	13'0 x 7'1			x			x
Main	Kitchen	9'6 x 8'2			x			x
Main	Bedroom	12'8 x 11'9			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>683</b>	# of Rooms: <b>4</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath: <b>1</b>	Floor: <b>Main</b>	# of Pieces: <b>4</b>	Ensuite?: <b>Yes</b>	Outbuildings:
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1				Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>683 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Not Allowed, Rentals Allowed</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>683 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

**The ultimate real estate trifecta--perfect for the home owner, investor or speculator! This 683 sqft, 1 Bedroom home has a superb location in the city, right at Robson and Burrard and is a great investment opportunity. Featuring an excellent layout, large room sizes, big balcony, cheater ensuite, lots of closet space plus a large storage locker, insuite laundry and one parking. All this in a solid concrete building with no rental restrictions and amenities that include a gym, squash court and sauna. Steps from Pacific Centre, Skytrain, fine dining, IGA, entertainment and an easy stroll to Yaletown and Waterfront. Be right at the centre of it all, don't miss this one! Very easy to show!**