



Presented by:
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Active Residential Attached
R2444603 **\$849,800** (LP)
 Board: V (SP)
 Apartment/Condo **611 456 MOBERLY ROAD**
 Vancouver West
 False Creek
 V5Z 4L7



Sold Date:	Frontage (feet):	Original Price: \$849,800
Meas. Type:	Frontage (metres):	Approx. Year Built: 1990
Depth / Size (ft.):	Bedrooms: 2	Age: 30
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: FCCDD
Flood Plain:	Full Baths: 1	Gross Taxes: \$2,235.89
Council Apprv?:	Half Baths: 0	For Tax Year: 2019
Exposure: West	Maint. Fee: \$373.82	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: 016-089-243
Mgmt. Co's Name: FIRST SERVICE		Tour:
Mgmt. Co's Phone: 604-683-8900		
View: Yes: FALSE CREEK		
Complex / Subdiv: PACIFIC COVE		
Services Connected: Electricity, Water		
Sewer Type:		

Style of Home: Upper Unit	Total Parking: 1	Covered Parking: 1	Parking Access:
Construction: Concrete	Parking: Garage; Underground		Locker: Y
Exterior: Concrete, Glass, Mixed			Dist. to School Bus:
Foundation: Concrete Perimeter			Total Units in Strata: 143
Rain Screen: Full	Reno. Year:	Dist. to Public Transit: 1 BLCK	
Renovations:	R.I. Plumbing:	Units in Development: 143	
Water Supply: City/Municipal	Metered Water:	Title to Land: Freehold Strata	
Fireplace Fuel:	R.I. Fireplaces:	Property Disc.: Yes	
Fuel/Heating: Electric	# of Fireplaces: 0	Fixtures Leased: No	
Outdoor Area: Balcony(s)		Fixtures Rmvd: No	
Type of Roof: Other		Floor Finish: Hardwood	

Maint Fee Inc: **Caretaker, Gardening, Hot Water, Management, Recreation Facility**
 Legal: **STRATA LOT 83, PLAN VAS2673, DISTRICT LOT FALSE CREEK, NEW WESTMINSTER LAND DISTRICT, UNDIV 772/132174 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE**
 Amenities: **Elevator, Exercise Centre, In Suite Laundry, Storage**

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	16'0 x 11'2			x			x
Main	Dining Room	9'11 x 8'8			x			x
Main	Kitchen	12'1 x 8'2			x			x
Main	Master Bedroom	12'7 x 10'9			x			x
Main	Bedroom	11'2 x 8'9			x			x
Main	Foyer	9'5 x 4'9			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 872	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 872 sq. ft.	# or % of Rentals Allowed: 25			4				Garage Sz:
	Bylaws: Pets Allowed, Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 872 sq. ft.	Basement: None			7				
				8				

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

Rarely available VIEW 1 Bedroom + Den, easily a 2nd bedroom, at fantastic Pacific Cove, right on the SeaWall! Beautiful western views of False Creek & Yaletown. This sunny 872 sqft home has a big layout, large room sizes, floor to ceiling windows, hardwood floors, and a lovely balcony to enjoy the sights as you relax with your evening glass of wine. Pacific Cove is a concrete building on Freehold land, very pro-active strata, fully rainscreened with new windows, re-piped and soon to be modernized elevators. You're 2 min walk to AquaBus, 5 min walk to Canada Line & 10 min drive to Granville Island & Downtown. 1 parking & 1 storage included. Rare opportunity to own Vancouver waterfront! Opens: Sat & Sun, Mar 14 & 15, 1-3.