



Presented by:
David Seadon PREC*
 Stilhavn Real Estate Services
 Phone: 604-290-4998
<http://www.thereferraladvantage.com>
davidseadon@telus.net



Active
R2627542
 Board: V
 Apartment/Condo

603 969 RICHARDS STREET

Vancouver West
 Downtown VW
 V6B 1A8

Residential Attached

\$568,800 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$568,800**
 Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **2002**
 Frontage(feet): Bathrooms: **1** Age: **19**
 Frontage(metres): Full Baths: **1** Zoning: **DD**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,256.67**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: P.I.D.: **025-479-679** Tax Inc. Utilities?:
 View: **Yes :CITY** Tour: **Virtual Tour URL**
 Complex / Subdiv: **MONDRIAN**
 Services Connctd: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Upper Unit**
 Construction: **Concrete**
 Exterior: **Concrete**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Electric, Natural Gas**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

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

Total Parking: Covered Parking: Parking Access:
 Parking: **None**
 Dist. to Public Transit: **1 BLOCK** Dist. to School Bus:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood**

Legal: **STRATA LOT 177, PLAN LMS4383, 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 V**

Amenities: **Exercise Centre, In Suite Laundry, Recreation Center, Sauna/Steam Room, Storage, Swirlpool/Hot Tub**

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

Finished Floor (Main): 424	Units in Development:	Tot Units in Strata: 344	Locker: Yes
Finished Floor (Above): 0	Exposure: North	Storeys in Building: 30	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: QUAY PACIFIC	Mgmt. Co's #: 604-685-8830	
Finished Floor (Below): 0	Maint Fee: \$239.91	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility		
Finished Floor (Total): 424 sq. ft.			
Unfinished Floor: 0			
Grand Total: 424 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: # of Levels: 1	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	9'7 x 9'0			x	1	Main	4	No
Main	Kitchen	10'0 x 8'9			x	2			
Main	Bedroom	9'0 x 8'10			x	3			
Main	Den	5'4 x 4'8			x	4			
					x	5			
					x	6			
					x	7			
					x	8			

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

Perfect studio suite at Mondrian 2! This one is unique because of its great outdoor space with a very pleasant outlook...a very large 5' x 16' balcony which basically adds an extra 83 sqft outdoor living room to this already great home. Super efficient layout offers you a full kitchen with gas stove & stainless steel island, comfortable living room with cozy gas fireplace, maple hardwood floors, clever sleeping area with fold-down Murphy bed & built-in cabinetry plus a den for a home office. Also comes with a secure storage locker. The Mondrian is a very solid & well respected Bosa built building featuring a guest suite, exercise room, steam room, hot tub & games room all within walking distance of everything you could need. One pet & rentals welcome. Open house by appointment Sat & Sun, 2-4