



Presented by:
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Active Residential Attached
R2267104 **\$989,000** (LP)
 Board: V (SP)
 Apartment/Condo 2202 1200 ALBERNI STREET
 Vancouver West
 West End VW
 V6E 1A6



Sold Date:	Frontage (feet):	Original Price: \$989,000
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 1998
Depth / Size (ft.):	Bedrooms: 2	Age: 20
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: CD-1
Flood Plain:	Full Baths: 2	Gross Taxes: \$2,212.89
Council Apprv?:	Half Baths: 0	For Tax Year: 2017
Exposure:	Maint. Fee: \$429.83	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: 023-487-089
Mgmt. Co's Name: First Service Residential		Tour:
Mgmt. Co's Phone: 604-683-8900		
View: Yes: English Bay & City view		
Complex / Subdiv: The Palisades		
Services Connected: Electricity, Storm Sewer, Water		

Style of Home: Upper Unit	Total Parking: Covered Parking: 1	Parking Access: Front
Construction: Concrete	Parking: Garage; Underground	Locker: Y
Exterior: Concrete, Glass, Mixed		Dist. to School Bus:
Foundation: Concrete Perimeter	Reno. Year:	Total Units in Strata:
Rain Screen:	R.I. Plumbing:	
Renovations:	R.I. Fireplaces:	
Water Supply: City/Municipal	# of Fireplaces: 0	
Fireplace Fuel:	Dist. to Public Transit:	
Fuel/Heating: Baseboard, Electric	Units in Development: 272	
Outdoor Area: None	Title to Land: Freehold Strata	
Type of Roof: Other	Property Disc.: Yes	
	Fixtures Leased: :	
	Fixtures Rmvd: :	
	Floor Finish:	

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**
 Legal: **PL LMS 2472 LT 238 DL 185 LD 36. 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: **Bike Room, Elevator, Exercise Centre, In Suite Laundry, Storage, Wheelchair Access**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'6 x 9'5			x			x
Main	Dining Room	8'5 x 5'			x			x
Main	Kitchen	8' x 7'3			x			x
Main	Den	7'8 x 5'11			x			x
Main	Foyer	6'2 x 4'4			x			x
Main	Master Bedroom	11'7 x 10'9			x			x
Main	Bedroom	11'11 x 8'8			x			x
Main	Solarium	10'6 x 8'4			x			x
		x			x			
		x			x			

Finished Floor (Main): 913	# of Rooms: 8	# 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	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 913 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: No Restrictions, Pets Allowed, Rentals Allowed			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 913 sq. ft.				7				
				8				

Listing Broker(s): **RE/MAX Masters Realty**

Welcome to The Palisades - one of the most iconic buildings in the vibrant West End. Close to the beach, the famous Robson street and the upscale Alberni shopping district, this gorgeous two bedroom and den unit is ideal for investors, young families or professional couples. Enjoy the scenic views of English Bay and the City from the classy solarium. The well maintained building with a concierge and charming Japanese garden with koi pond offers a relaxing oasis in the midst of the concrete jungle of DT Vancouver. If you treasure care free living and urban lifestyle you could be the next owner! Your furry friends are welcomed too! Could the Lucky Buyer be YOU! Call for your private viewing!