



Presented by:  
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**Active** **202 1845 ROBSON STREET** Residential Attached  
**R2557265** Vancouver West **\$918,000 (LP)**  
 Board: V West End VW (SP)   
 Apartment/Condo V6G 1E4



Sold Date: Frontage (feet): Original Price: **\$918,000**  
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **1986**  
 Depth / Size (ft.): Bedrooms: **2** Age: **35**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RM-5B**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$2,090.30**  
 Council Apprv?: Half Baths: **0** For Tax Year: **2020**  
 Exposure: Maint. Fee: **\$615.85** Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **005-040-965**  
 Mgmt. Co's Name: **604 Real Estate Services INC.** Tour:  
 Mgmt. Co's Phone:  
 View: :  
 Complex / Subdiv: **SUNDIAL PLACE**  
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **Corner Unit** Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
 Construction: **Brick, Concrete** Parking: **Garage; Underground** Locker: **Y**  
 Exterior: **Brick, Concrete, Stucco** Dist. to Public Transit: **1/2block** Dist. to School Bus: **1 block**  
 Foundation: **Concrete Perimeter** Reno. Year: **2021** R.I. Plumbing: Units in Development: **21** Total Units in Strata:  
 Rain Screen: Renovations: Metered Water: Property Disc.: **Yes**  
 Water Supply: **City/Municipal** R.I. Fireplaces: Fixtures Leased: :  
 Fireplace Fuel: **Electric** # of Fireplaces: **0** Fixtures Rmvd: :  
 Outdoor Area: **Balcony(s)** Floor Finish: **Laminate, Tile**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Sewer**  
 Legal: **STRATA LOT 3, PLAN VAS1733, DISTRICT LOT 185, NEW WESTMINSTER LAND DISTRICT, UNDIV 949/21510 SHARE IN COM PROP THEREINTOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT**  
 Amenities: **Bike Room, Elevator, In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'4 x 12'11			x			x
Main	Dining Room	9'7 x 8'			x			x
Main	Kitchen	13'9 x 7'			x			x
Main	Eating Area	6'8 x 6'7			x			x
Main	Master Bedroom	12'6 x 10'5			x			x
Main	Bedroom	12'5 x 8'			x			x
Main	Walk-In Closet	6'2 x 5'3			x			x
Main	Laundry	8'8 x 5'1			x			x
Main	Foyer	8'6 x 7'2			x			x
		x			x			x

Finished Floor (Main):	<b>1,102</b>	# of Rooms: <b>9</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Main</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>1,102 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Not Allowed, Rentals Allowed</b>			5				Grg Dr Ht:
Grand Total:	<b>1,102 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

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

**Welcome to the Sundial Place, a quality concrete building tucked in at the last block of Robson lined up with blossoming cherry trees backing up to Stanley Park. Rarely available this spacious unit features welcoming foyer, 2 bdrm, 2 baths, high ceilings, cozy dining atrium simply oozes light & good vibes. Private, yet central this beautifully renovated unit (freshly painted, laminate floors, new lighting & fixtures) has layout of a home. Live here & you will feel like Stanley Park is your back yard. Step out and all amenities WestEnd has to offer are at your door step. If you treasure comfort, privacy & urban care free living right in the heart of WestEnd, you will most likely be the next owner. "Face lift" project is almost done -painting and new windows. Rentals are allowed. No Pets.**