

Active
R2011781
 Board: V
 Apartment/Condo

701 8 SMITHE MEWS

Vancouver West
 Yaletown
 V6B 0A5

Residential Attached
\$1,699,000 (LP)
 (SP)



DOM: **0** List Date: **10/29/2015** Expiry Date: **12/31/2015**
 Prev. Price: **\$0** Original Price: **\$1,699,000** Sold Date:
 Meas. Type: Frontage (feet): Approx. Year Built: **2008**
 Depth/Size: Frontage (metres): Age: **7**
 Sq. Footage: **0.00** Bedrooms: **2** Zoning: **STRATA**
 Flood Plain: Bathrooms: **2** Gross Taxes: **\$3,980.81**
 Exposure: Full Baths: **2** For Tax Year: **2015**
 If new, GST/HST inc?: Half Baths: **0** Tax Inc. Utilities?: **No**
 P.I.D.: **027-734-854** Approval Req.?: Maint. Fee: **\$568.75**
 View: **Yes: FALSE CREEK** Tour:
 Mgmt. Co's Name: **FIRST** Mgmt. Co #: **604-683-8900**
 Complex / Subdiv: **THE FLAGSHIP**
 Services Connctd: **Community, Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Corner Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Metal, Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other, Tar & Gravel, Torch-On**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **3** Covered Parking: **3** Parking Access: **Side**
 Parking: **Garage; Double, Garage; Single, Garage; Underground**
 Locker: **Y**
 Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes: UPON ACCEPTED OFFER**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed**

Maint Fee Inc: **Gas, Hot Water, Management**
 Legal: **PL BCS3202 LT 156 DL FC LD 36**

Amenities: **Air Cond./Central, Exercise Centre, Recreation Center**

Site Influences: **Retirement Community, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 14'			x			x
Main	Kitchen	10' x 9'			x			x
Main	Master Bedroom	12' x 11'			x			x
Main	Dining Room	12' x 9'			x			x
Main	Office	9' x 9'			x			x
Main	Bedroom	10' x 10'			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	1,292	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	5	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):	1,292 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed, Rentals Allowed			5				Door Height:
Grand Total:	1,292 sq. ft.	Basement: None			6				
					7				
					8				

List Broker 1: **Sutton Grp-West Coast (Brdwy) - Office: 604-714-1700** List Broker 2:
 List Sales Rep 1: **Ian Watt PREC* - Phone: 604-999-9426** **ianwatt@ianwatt.ca**
 List Sales Rep 2: 3: **Phone L.R. First**
 Sell Broker 1: 3: **Call: TEXT OR EMAIL**
 Sell Sales Rep 1: 2: 3: **Phone: 604-999-9426**
 Owner: **S. & G. VALLANCE**
 Commission: **3.125% ON 1ST 100K/1.1625% ON BAL**
 Occupancy: **Owner**

Realtor **NO TOUCHBASE. EMAIL OR TEXT 604-999-9426. Sizes approximate buyer to verify. PRIVATE 2 CAR GARAGE PLUS 1 ADDITIONAL PARKING**
 Remarks: **& 2 LOCKERS.**

A BEAUTIFULLY CUSTOMIZED WATERFRONT CONDO DESIGNED BY ROBERT LEDDINGHAM FEATURING A PRIVATE 2 CAR GARAGE, PLUS 1 ADDITIONAL PARKING, AND 2 LOCKERS COMING SOON...