

Presented by:
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Vancouver West, Yaletown Residential Attached
1102 1280 RICHARDS ST, V6B 1S2 MLS# V1005006 **Active**



List Price: \$1,888,000 Previous Price:

Subdiv/Complex: THE GRACE

Frontage:	Approx Yr Bilt:	2008	PID:	027-511-596
Depth/Size:			Type:	Apartment/Condo
Lot SqFt:	Age at List Date:	5	Zoning:	ST APT
Exposure:	Bedrooms:	2	Taxes:	\$6,164 (2012)
Stories in Bldg:	Bathrooms:	3	If New GST/HST Incl:	
Flood Plain:	Full Baths:	2	Tax Incl Utilities:	No
Meas. Type:	Half Baths:	1	Apprvl Reqd:	
Fixtures Lsd:				
Fixt Removed:	N			
View:	Y - CITY			

Style of Home:	Corner Unit, Upper Unit	Total Parking:	2	Covered Parking:	2
Construction:	Concrete	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Metal	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	72
Flooring:	Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Geothermal, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)	Property Disclosure:	Y - UPON ACCEPTED OFFER		
Mngmt Co:	NATIONAL PACIFIC	Bylaw Restrictions:	No Restrictions		
Mngmt Ph:	604-685-8830	Maint Fee:	\$746.46		

Maint Charge Incl: Caretaker, Gardening, Gas, Management

Legal: PL BCS747 LT 46 DL 541 LD 36 THE STRATA LOT AS SHOWN ON FORM V.
 Amenities: Exercise Centre, Garden, Pool; Indoor, Sauna/Steam Room
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	24' X 16'						
Main F.	Kitchen	13' X 10'						
Main F.	Master Bedroom	15' X 11'						
Main F.	Dining	16' X 12'						
Main F.	Bedroom	10'5 X 10'						
Main F.	Office	10' X 7'5						
Main F.	Walk-In Closet	6'5 X 6'						
Main F.	Storage	6' X 6'						

Floor Area (SqFt):		Total # Rooms:	8	Bathrooms	
Finished Floor Area Main:	1,885	Finished Levels:	1	1	5 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0			3	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,885	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,885			8	

Listing Broker(s): Sutton Grp-West Coast (Brdwy)

Sexy, stylish & sophisticated, this completely custom home at the Grace has an unparalleled design, finish & attention to detail. From the moment you walk in the front door you will be awed by marble floors, upgraded kitchen with marble counters, 2 Miele ovens & Subzero fridge. This home also features a functional floor plan with 2 bedrooms on opposite sides both with spa like ensuites, a bright office complete with fireplace, large living area with overheight ceilings, accented with designer lighting throughout, mother of pearl fireplace plus a terrace which is unique to the 11th floor (which contains only 2 units / flr). You need to see this home firsthand to appreciate the \$150000 upgrades. Showings are by appointment only.