

Stephanie

CORCORAN



stephaniecorcoran.com

1208 West 7th Avenue

IEWS! VIEWS! VIEWS!

Fabulous Fairview! Located at one of the best spots, 7th and Alder offering views to False Creek, downtown and North Shore Mts. Rarely found - this 2 level suite is part of a great, small 12 unit complex! The main floor is open plan with efficient kitchen, you'll love the generous deck, lots of room here for the gardener, the BBQ and dinner with friends. Upper floor offers a large master bedroom with views North and East and the landing offers a lovely view West to English Bay. Gorgeous views, steps to Granville Island, the seawall and more! Pets and rentals OK, rentals limited to 4 [and currently all owner occupied].



1 bedroom
1 full bath

Taxes: \$1,569
Living area: 709 sq.ft.
Maintenance: \$226.96/month

Listed price: \$429,000



FAIRVIEW SLOPES, Vancouver West

Welcome to Fairview Slopes . The neighbourhood is one of urban delights. There is excellent multi-ethnic dining along Broadway, great boutiques and soon the new RAV line will provide direct transit from downtown Vancouver to Richmond. With this new line come some dependable big-box shopping and dining. The inner harbour is just a few blocks away - perfect for a bike ride to Granville Island or around the Seawall.

RE/MAX Real Estate Services
410-650 West 41st Ave. Vancouver BC V5Z 2M9

Not intended to solicit listings already under agreement. Independently owned and operated.

604.263.2823

Presented by:
Stephanie Corcoran
 Re/Max Real Estate Services
 Phone: **604-263-2823** Cell: **604-306-4477**
 Email: scorcoran@shaw.ca
 Website: www.stephaniecorcoran.com

Vancouver West, Fairview VW Residential Attached
1208 W 7TH AV, V6H 1B6 **MLS# V780702** **Active**



List Price: **\$429,000** Previous Price:

Subdiv/Complex: **ALDERWOOD PLACE**

Frontage:	Approx Yr Blt:	1986	PID:	003-520-2
Depth/Size:	Age at List Date:	23	Type:	Apartment Unit
Lot SqFt: 0	Bedrooms:	1	Zoning:	FM-1
Exposure: NE	Bathrooms:	1	Taxes:	\$1,569 (2009)
Stories in Bldg:	Full Baths:	1	Gst Incl:	
Flood Plain:	Half Baths:	0	Apprvl Reqd:	
Meas. Type:	Tax Incl Utilities:	No		
Fixtures Lsd:				
Fixt Removed:				
View:	Y - FALSE CREEK, CITY, N.S. MTNS			

Style of Home: 2 Storey	Total Parking: 1	Covered Parking: 1
Construction: Frame - Wood	Parking Stall #: 1208	Parking Stall Owned: No
Foundation: Concrete Perimeter	Parking Access: Front	
Exterior: Stucco	Parking Facilities: Garage; Underground	
Rain Screen:	R/I Plumbing:	
Type of Roof: Torch-On	Dist to Public Trans: 2 BLOCKS	Dist to School/Bus:
Renovations:	Units in Development:	Total Units in Strata: 12
Flooring: Laminate, Tile, Wall/Wall/Mixed	Locker: Yes	Locker #: 4
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 0	R/I Fireplaces:	Seller's Interest: Registered Owner
Fireplace Fuel:	Mortgage Info: \$0	
Outdoor Area: Balcony(s); Patio(s) or Deck(s)	Property Disclosure: Y	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions
Mngmt Co: SELF MANAGED		
Mngmt Ph: Maint Fee: \$226.96		

Maint Charge Incl: **Garbage Pickup, Hot Water**

Legal: **LT 9 LD 36 DL 526 VAS 1640**

Amenities: **In Suite Laundry, Storage**

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Vacuum R.I.**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 13'						
Main F.	Kitchen	8' X 7'						
Main F.	Dining	6' X 8'						
Above	Bedroom	12' X 15'						

Floor Area (SqFt):	Total # Rooms: 4	Bathrooms:
Finished Floor Area Main: 350	Finished Levels: 2	1 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Up: 359	Basement Area: None	2
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 709	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals: 4	7
Grand Total Floor Area: 709		8

Listing Broker(s): **(1) RE/MAX Real Estate Services**

Fabulous Fairview! Located at one of the best spots, 7th & Alder offering views to False Creek, downtown and North Shore Mts. Rarely found this 2 level suite is part of a great, small 12 unit complex! The main floor is open plan with efficient kitchen, you'll love the generous deck, lots of room here for the gardener, the BBQ and dinner with friends. Upper floor offers a large master bedroom with views North and East and the landing offers a lovely view West to English Bay. Gorgeous views, steps to Granville Island, the seawall and more! Pets and rentals OK, rentals limited to 4 [and currently all owner occupied]. Open Sat/Sun August 8th & 9th, 2-4 pm.