

www.stephaniecorcoran.com

Stephanie Corcoran



604.263.2823

#909-950 DRAKE STREET, DOWNTOWN

Asking Price \$269,000

CUTE AS A BUG'S EAR! 448 square feet of perfectly planned space, this studio is a great beginning. Beautifully renovated, you'll love the designer touches throughout. Amazing space, top floor, abundant light, enclosed balcony for ideal home office space. Open plan, flexible space with built-in Murphy bed. Dishwasher, shared laundry and storage space. Act fast, you won't be disappointed. This won't last.

909-950 DRAKE STREET

TAXES: \$996.00
MAINT: \$162.30
SIZE: 448 sq.ft.
BEDROOM: Studio
BATH: 1
STORAGE: Locker

View more photos at
www.stephaniecorcoran.com/129



Presented by:

Stephanie Corcoran

Past President, Greater Vancouver Real Estate Board



Vancouver West, Downtown VW

MLS# V812456

909 950 DRAKE ST, V6Z 2B9



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|-------------------------------------|---------------------------------------|------------------|------------------------------|
| List Price: | \$269,000 | Days on Mkt: | 5 |
| List Date: | 26-Feb-10 | Expiry Date: | 30-May-10 |
| Subdiv/Complex: ANCHOR POINT | | | |
| Previous Price: | | Frontage: | PID: 006-298-559 |
| Original Price: | \$269,000 | Frontage Metric: | Approx Yr Blt: 1978 |
| Meas. Type: | | Bedrooms: | Age at List Date: 32 |
| Depth/Size: | | Bathrooms: | Type: Apartment/Condo |
| Lot Size SqFt: | 0.00 | Full Baths: | Zoning: DD |
| Exposure: | | Half Baths: | Taxes: \$996 (2009) |
| Stories in Bldg: | | Apprvl Reqcd: | GST Incl: |
| Fixtures Lsd: | | Flood Plain: | Tax Incl Utilis: No |
| Fixt Rem: | | | |
| View: | Y - CORRIDOR VIEW DOWN PACIFIC | | |

| | | | |
|--------------------|-----------------------------|-----------------------|--|
| Style of Home: | End Unit | Total Parking: | Covered Parking: |
| Construction: | Concrete | Parking Access: | |
| Foundation: | Concrete Perimeter | Parking Facilities: | None |
| Exterior: | Brick | R/I Plumbing: | |
| Rain Screen: | | Reno Year: | |
| Type of Roof: | Torch-On | Dist to Public Trans: | Dist to School/Bus: |
| Renovations: | | Units in Development: | Total Units in Strata: |
| Flooring: | Laminate | Locker: | Yes |
| Water Supply: | City/Municipal | Possession: | |
| Heat/Fuel: | Baseboard, Hot Water | Title to Land: | Freehold Strata |
| No. of Fireplaces: | 0 | Seller's Interest: | Registered Owner |
| Fireplace Fuel: | | Mortgage Info: | \$0 |
| Outdoor Area: | None | Property Disclosure: | Yes |
| Mgmt. Co's Name: | FACILITECH | Bylaw Restrictions: | Pets Not Allowed, Rentals Allowed |
| Mgmt. Co's Phone: | 604-684-9940 | Maint Fee: | \$162.30 |

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

Legal: **SP VR1183 LT 134 DL 541 LD 36**
 Amenities: **Shared Laundry, Storage**
 Features Incl: **Dishwasher, Disposal - Waste, Drapes/Window Coverings, Intercom, Microwave, Refrigerator, Stove**

Site Influences: **CENTR, RECNR, SHPNR** Services Con: **ELEC, NGAS, SASEW, STSEW, WATER**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|---------|-------------|------------|-------|------|------------|-------|------|------------|
| Main F. | Living Room | 11' X 16' | | | X | | | X |
| Main F. | Kitchen | 8' X 8' | | | X | | | X |
| Main F. | Bedroom | 8' X 7' | | | X | | | X |
| | | | | | X | | | X |
| | | | | | X | | | X |
| | | | | | X | | | X |
| | | | | | X | | | X |
| | | | | | X | | | X |
| | | | | | X | | | X |

| | | | | | |
|----------------------------|------------|--|-------------|-------------------|--|
| Floor Area (SqFt): | | Total # Rooms: | 3 | Bathrooms: | |
| Finished Floor Area Main: | 448 | Finished Levels: | 1 | 1 | 3 Piece; Ensuite: N; Level: Main F. |
| Finished Floor Area Up: | 0 | Basement Area: | None | 2 | |
| Finished Floor Area Down: | 0 | Bsmt Height: | | 3 | |
| Finished Floor Area Bsmt: | 0 | Restricted Age: | | 4 | |
| Total Finished Floor Area: | 448 | # Pets / Cats; Dogs: / Cats: N ; Dogs: N | | 5 | |
| | 0 | # or % Rentals: | | 6 | |
| | 448 | | | 7 | |
| | | | | 8 | |



Allison MacDonald
 BUYERS AGENT

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