


Presented by:
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Vancouver West, Coal Harbour Residential Attached
2605 1166 MELVILLE ST, V6E 4P6 **Active**
MLS# V948816



List Price:	\$649,000	Previous Price:	
Subdiv/Complex: ORCA PLACE			
Frontage:		Approx Yr Blt:	1997
Depth/Size:		PID:	023-721-740
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	STRATA
Stories in Bldg:		Taxes:	\$2,151 (2011)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utilities:	No
Fixtures Lsd:	N - N	Apprvl Req:	
Fixt Removed:	N - N		
View:	Y - CITY		

Style of Home:	Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel				
Renovations:		Reno Year:		Dist to School/Bus:	
Flooring:	Mixed			Total Units in Strata:	155
Water Supply:	City/Municipal	Locker:	No		
Heat/Fuel:	Baseboard	Possession:			
No. of Fireplaces:	0	Title to Land:	Freehold Strata		
Fireplace Fuel:	None	Seller's Interest:	Registered Owner		
Outdoor Area:	Balcony(s)	Mortgage Info:	\$0		
		Property Disclosure:	Y		
Mngmt Co:	DODWELL	Bylaw Restrictions:	No Restrictions		
Mngmt Ph:	604-689-0603	Maint Fee:	\$378.00		

Maint Charge Incl: Caretaker, Gardening, Management

Legal: PL LMS2745 LT 146 DL 185 LD 36 PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA

Amenities: Garden, Sauna/Steam Room

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences:

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
Main F.	Living Room	20' X 12'						
Main F.	Kitchen	10' X 8'						
Main F.	Master Bedroom	14' X 12'						
Main F.	Dining	9' X 9'						
Main F.	Bedroom	10'6 X 9'6						
Main F.	Den	8' X 6'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	1,024	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	; Ensuite: N
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,024	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,024			8	

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

Amazing owner occupied Coal Harbour 2 bedroom 2 bath in move in condition. This spacious corner unit features overheight 9 foot ceilings, air conditioning, fantastic views, and a great outdoor space to watch the sunset. Customized by the present owners, the kitchen has been opened up and updated with granite counters, a designer hoodfan, and marble flooring. the mast bedroom is large enough for king sized furnishings, and there is plenty of storage throughout the unit. Orca Place also boasts such amenities as a gym, sauna, hot tub, live-in caretaker, huge social room, visitor parking and is located only 2 blocks from the Seawall. Pets and rentals welcome.