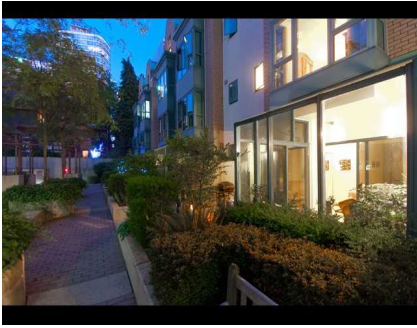


Presented by:
Ian Watt
 Sutton West Coast
 Phone: 604-714-1700 Cell: 604-999-9426
 Email: ianwatt@ianwatt.ca
 Website: www.ianwatt.ca

Vancouver West, Coal Harbour		MLS# V999351		Residential Attached																																															
# TH212 1238 MELVILLE ST, V6E 4N2				Active																																															
		List Price: \$452,888 Previous Price: \$459,900																																																	
		Subdiv/Complex: POINT CLAIRE																																																	
		<table border="0" style="width: 100%;"> <tr> <td>Frontage:</td> <td>Approx Yr Blt: 1995</td> <td>PID:</td> <td>023-158-069</td> </tr> <tr> <td>Depth/Size:</td> <td></td> <td>Type:</td> <td>Apartment/Condo</td> </tr> <tr> <td>Lot SqFt: 0</td> <td>Age at List Date: 18</td> <td>Zoning:</td> <td>STRATA</td> </tr> <tr> <td>Exposure:</td> <td>Bedrooms: 1</td> <td>Taxes:</td> <td>\$1,624 (2013)</td> </tr> <tr> <td>Stories in Bldg:</td> <td>Bathrooms: 2</td> <td>If New GST/HST Incl:</td> <td></td> </tr> <tr> <td>Flood Plain:</td> <td>Full Baths: 1</td> <td>Tax Incl Utilities:</td> <td>No</td> </tr> <tr> <td>Meas. Type:</td> <td>Half Baths: 1</td> <td>Apprvl Reqd:</td> <td>No</td> </tr> <tr> <td>Fixtures Lsd: N</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Fixt Removed: N</td> <td></td> <td></td> <td></td> </tr> <tr> <td>View:</td> <td colspan="3">Y - COURTYARD</td> </tr> </table>				Frontage:	Approx Yr Blt: 1995	PID:	023-158-069	Depth/Size:		Type:	Apartment/Condo	Lot SqFt: 0	Age at List Date: 18	Zoning:	STRATA	Exposure:	Bedrooms: 1	Taxes:	\$1,624 (2013)	Stories in Bldg:	Bathrooms: 2	If New GST/HST Incl:		Flood Plain:	Full Baths: 1	Tax Incl Utilities:	No	Meas. Type:	Half Baths: 1	Apprvl Reqd:	No	Fixtures Lsd: N				Fixt Removed: N				View:	Y - COURTYARD								
		Frontage:	Approx Yr Blt: 1995	PID:	023-158-069																																														
Depth/Size:		Type:	Apartment/Condo																																																
Lot SqFt: 0	Age at List Date: 18	Zoning:	STRATA																																																
Exposure:	Bedrooms: 1	Taxes:	\$1,624 (2013)																																																
Stories in Bldg:	Bathrooms: 2	If New GST/HST Incl:																																																	
Flood Plain:	Full Baths: 1	Tax Incl Utilities:	No																																																
Meas. Type:	Half Baths: 1	Apprvl Reqd:	No																																																
Fixtures Lsd: N																																																			
Fixt Removed: N																																																			
View:	Y - COURTYARD																																																		
<table border="0" style="width: 100%;"> <tr> <td>Style of Home: Other</td> <td>Total Parking: 1</td> <td>Covered Parking: 1</td> </tr> <tr> <td>Construction: Concrete Block</td> <td>Parking Access: Front</td> <td></td> </tr> <tr> <td>Foundation: Concrete Perimeter</td> <td>Parking Facilities: Garage; Underground</td> <td></td> </tr> <tr> <td>Exterior: Mixed</td> <td></td> <td></td> </tr> <tr> <td>Rain Screen:</td> <td>R/I Plumbing:</td> <td></td> </tr> <tr> <td>Type of Roof: Metal, Tar & Gravel, Torch-On</td> <td>Dist to Public Trans:</td> <td>Dist to School/Bus:</td> </tr> <tr> <td>Renovations:</td> <td>Units in Development: 196</td> <td>Total Units in Strata: 196</td> </tr> <tr> <td>Flooring: Mixed</td> <td>Locker: No</td> <td></td> </tr> <tr> <td>Water Supply: City/Municipal</td> <td>Possession:</td> <td></td> </tr> <tr> <td>Heat/Fuel: Baseboard</td> <td>Title to Land: Freehold Strata</td> <td></td> </tr> <tr> <td>No. of Fireplaces: 0</td> <td>Seller's Interest: Registered Owner</td> <td></td> </tr> <tr> <td>R/I Fireplaces:</td> <td>Mortgage Info: \$0</td> <td></td> </tr> <tr> <td>Fireplace Fuel: Other</td> <td></td> <td></td> </tr> <tr> <td>Outdoor Area: Patio(s)</td> <td>Property Disclosure: Y - UPON ACCEPTED OFFER</td> <td></td> </tr> <tr> <td>Mngmt Co: COLYVAN</td> <td>Bylaw Restrictions: Pets Allowed w/Rest.</td> <td></td> </tr> <tr> <td>Mngmt Ph: 604-683-8399</td> <td>Maint Fee: \$341.82</td> <td></td> </tr> </table>				Style of Home: Other	Total Parking: 1	Covered Parking: 1	Construction: Concrete Block	Parking Access: Front		Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground		Exterior: Mixed			Rain Screen:	R/I Plumbing:		Type of Roof: Metal, Tar & Gravel, Torch-On	Dist to Public Trans:	Dist to School/Bus:	Renovations:	Units in Development: 196	Total Units in Strata: 196	Flooring: Mixed	Locker: No		Water Supply: City/Municipal	Possession:		Heat/Fuel: Baseboard	Title to Land: Freehold Strata		No. of Fireplaces: 0	Seller's Interest: Registered Owner		R/I Fireplaces:	Mortgage Info: \$0		Fireplace Fuel: Other			Outdoor Area: Patio(s)	Property Disclosure: Y - UPON ACCEPTED OFFER		Mngmt Co: COLYVAN	Bylaw Restrictions: Pets Allowed w/Rest.		Mngmt Ph: 604-683-8399	Maint Fee: \$341.82	
Style of Home: Other	Total Parking: 1	Covered Parking: 1																																																	
Construction: Concrete Block	Parking Access: Front																																																		
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground																																																		
Exterior: Mixed																																																			
Rain Screen:	R/I Plumbing:																																																		
Type of Roof: Metal, Tar & Gravel, Torch-On	Dist to Public Trans:	Dist to School/Bus:																																																	
Renovations:	Units in Development: 196	Total Units in Strata: 196																																																	
Flooring: Mixed	Locker: No																																																		
Water Supply: City/Municipal	Possession:																																																		
Heat/Fuel: Baseboard	Title to Land: Freehold Strata																																																		
No. of Fireplaces: 0	Seller's Interest: Registered Owner																																																		
R/I Fireplaces:	Mortgage Info: \$0																																																		
Fireplace Fuel: Other																																																			
Outdoor Area: Patio(s)	Property Disclosure: Y - UPON ACCEPTED OFFER																																																		
Mngmt Co: COLYVAN	Bylaw Restrictions: Pets Allowed w/Rest.																																																		
Mngmt Ph: 604-683-8399	Maint Fee: \$341.82																																																		
Maint Charge Incl: Gardening, Garbage Pickup, Gas, Hot Water, Management																																																			
Legal: PL LMS2080 LT 12 DL 185 LD 36 IN PROPORTION TO THE UNIT ENTITLEMENT OF THE																																																			
Amenities: Bike Room, Exercise Centre, Garden, Pool; Indoor																																																			
Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW																																																			
Site Influences: Recreation Nearby, Shopping Nearby																																																			
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> </tr> </thead> <tbody> <tr> <td>Main F.</td> <td>Kitchen</td> <td>9' X 8'</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main F.</td> <td>Dining</td> <td>8' X 7'</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main F.</td> <td>Living Room</td> <td>11' X 12'</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Above</td> <td>Master Bedroom</td> <td>12' X 11'</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>						Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions	Main F.	Kitchen	9' X 8'							Main F.	Dining	8' X 7'							Main F.	Living Room	11' X 12'							Above	Master Bedroom	12' X 11'							
Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions																																											
Main F.	Kitchen	9' X 8'																																																	
Main F.	Dining	8' X 7'																																																	
Main F.	Living Room	11' X 12'																																																	
Above	Master Bedroom	12' X 11'																																																	
<table border="0" style="width: 100%;"> <tr> <td>Floor Area (SqFt):</td> <td>Total # Rooms: 4</td> <td>Bathrooms</td> </tr> <tr> <td>Finished Floor Area Main: 545</td> <td>Finished Levels: 2</td> <td>1 2 Piece; Ensuite: Y; Level: Main F.</td> </tr> <tr> <td>Finished Floor Area Up: 290</td> <td>Basement Area: None</td> <td>2 4 Piece; Ensuite: N; Level: Above</td> </tr> <tr> <td>Finished Floor Area Down: 0</td> <td></td> <td>3</td> </tr> <tr> <td>Finished Floor Area Bsmt: 0</td> <td>Bsmt Height:</td> <td>4</td> </tr> <tr> <td>Total Finished Floor Area: 835</td> <td>Restricted Age:</td> <td>5</td> </tr> <tr> <td></td> <td># Pets / Cats; Dogs: No Restriction</td> <td>6</td> </tr> <tr> <td>Unfinished Floor Area: 0</td> <td># or % Rentals:</td> <td>7</td> </tr> <tr> <td>Grand Total Floor Area: 835</td> <td></td> <td>8</td> </tr> </table>						Floor Area (SqFt):	Total # Rooms: 4	Bathrooms	Finished Floor Area Main: 545	Finished Levels: 2	1 2 Piece; Ensuite: Y; Level: Main F.	Finished Floor Area Up: 290	Basement Area: None	2 4 Piece; Ensuite: N; Level: Above	Finished Floor Area Down: 0		3	Finished Floor Area Bsmt: 0	Bsmt Height:	4	Total Finished Floor Area: 835	Restricted Age:	5		# Pets / Cats; Dogs: No Restriction	6	Unfinished Floor Area: 0	# or % Rentals:	7	Grand Total Floor Area: 835		8																			
Floor Area (SqFt):	Total # Rooms: 4	Bathrooms																																																	
Finished Floor Area Main: 545	Finished Levels: 2	1 2 Piece; Ensuite: Y; Level: Main F.																																																	
Finished Floor Area Up: 290	Basement Area: None	2 4 Piece; Ensuite: N; Level: Above																																																	
Finished Floor Area Down: 0		3																																																	
Finished Floor Area Bsmt: 0	Bsmt Height:	4																																																	
Total Finished Floor Area: 835	Restricted Age:	5																																																	
	# Pets / Cats; Dogs: No Restriction	6																																																	
Unfinished Floor Area: 0	# or % Rentals:	7																																																	
Grand Total Floor Area: 835		8																																																	
Listing Broker(s): Sutton Grp-West Coast (Brdwy)																																																			
<p>Coal Harbor Townhouse for only \$550 / SF! this amazing courtyard level townhouse is perfect for those who want the urban lifestyle and also want the feel of a home. As you walk through the main level with its fabulous layout, you will the open space which consists of a sizeable living room, dining space, recently upgraded kitchen with stainless and new granite, a convenient powder room, a huge solarium which backs on to your personal patio which is situated within the quiet and protected courtyard. Upstairs is the self contained master bedroom which is large enough for king sized furnishings & complete with ensuite & tons of closet space. Point Claire in Coal Harbour is a very well kept building and boasts full amenities.</p>																																																			