

Presented by:
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Vancouver West, Coal Harbour Residential Attached
503 1415 W GEORGIA ST, V6G 3C8 MLS# V1015563 **Active**



List Price: \$829,000 Previous Price:

Subdiv/Complex: PALAIS GEORGIA

Frontage:	Approx Yr Bldt: 1990	PID:	016-779-321
Depth/Size:		Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date: 23	Zoning:	STRATA
Exposure:	Bedrooms: 2	Taxes:	\$3,001 (2013)
Stories in Bldg:	Bathrooms: 2	If New GST/HST Incl:	
Flood Plain:	Full Baths: 2	Tax Incl Utilities:	No
Meas. Type:	Half Baths: 0	Apprvl Req:	No
Fixtures Lsd: N			
Fixt Removed: N			
View:	Y - Coal Harbour & the Mountains		

Style of Home: Corner 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: 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	
Fireplace Fuel:	Mortgage Info: \$0	
Outdoor Area: Patio(s)		
Mngmt Co: Pacific Quorum.	Property Disclosure: Y - Upon Accepted Offer	
Mngmt Ph: 604-685-3828	Bylaw Restrictions: Pets Not Allowed, Rentals Allowed	
Maint Fee: \$462.42		

Maint Charge Incl: Gardening, Garbage Pickup, Hot Water, Management

Legal: PL VAS2801 LT 19 DL 185 LD 36 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.
 Amenities: Bike Room, Exercise Centre, Garden, Pool; Indoor
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	14' X 12'						
Main F.	Dining	13' X 11'						
Main F.	Living Room	16' X 16'						
Main F.	Bedroom	16' X 11'						
Main F.	Master Bedroom	19' X 13'						
Main F.	Laundry	6' X 6'						

Floor Area (SqFt):		Total # Rooms: 6	Bathrooms
Finished Floor Area Main:	1,225	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: Above
Finished Floor Area Down:	0		3
Finished Floor Area Bsmt:	0	Bsmt Height:	4
Total Finished Floor Area:	1,225	Restricted Age:	5
		# Pets / Cats; Dogs:	6
Unfinished Floor Area:	0	# or % Rentals:	7
Grand Total Floor Area:	1,225		8

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

Welcome home to this one of a kind spectacular Coal Harbour residence at the Palais Georgia. With a stunning and timeless renovation, this spacious 2 bed 2 bath corner unit boasts an open and functional floor plan large enough for house sized furnishings and king size beds. The extensive renovation includes an amazing house sized kitchen featuring stainless appliances, granite counters and shaker cabinets. Both bathrooms have been tastefully renovated as well and there is a super functional laundry room off the second bathroom. Picturesque views of Coal Harbour and the North Shore Mountains, this condo needs to be seen to be appreciated. The Palais Georgia offers great amenities such as a party room, an indoor pool & hot tub.