

Presented by:  
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 Sutton West Coast  
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Vancouver West, Downtown VW Residential Attached  
**# 2402 1199 SEYMOUR ST, V6B 1K3** **Active**  
 MLS# V1016185



List Price: \$439,000 Previous Price:

Subdiv/Complex: Brava

Frontage:	Approx Yr Blt:	2005	PID:	026-196-077
Depth/Size:			Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date:	8	Zoning:	STRATA
Exposure:	Bedrooms:	1	Taxes:	\$757 (2013)
Stories in Bldg:	Bathrooms:	1	If New GST/HST Incl:	
Flood Plain:	Full Baths:	1	Tax Incl Utilities:	No
Meas. Type:	Half Baths:	0	Apprvl Reqd:	No
Fixtures Lsd:	N			
Fixt Removed:	N			
View:	Y - English Bay & Downtown			

Style of Home:	Corner Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:	Lane		
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:	229	Total Units in Strata:	420
Flooring:	Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	R/I Fireplaces:		Seller's Interest:	Registered Owner
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)	Property Disclosure:	Y - Upon Accepted Offer		
Mngmt Co:	Crosby Mgmt	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Mngmt Ph:		Maint Fee:	\$248.00		

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

Legal: PL BCS1172 LT 162 DL 541 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS  
 Amenities: Bike Room, Exercise Centre, Pool; Outdoor, Garden  
 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.	Living Room	14' X 14'						
Main F.	Kitchen	8' X 9'						
Main F.	Master Bedroom	8' X 12'						
Main F.	Solarium	10' X 5'						
Main F.	Den	8' X 4'5"						

<b>Floor Area (SqFt):</b>	Total # Rooms:	5	<b>Bathrooms</b>
Finished Floor Area Main: 580	Finished Levels:	1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area:	None	2
Finished Floor Area Down: 0			3
Finished Floor Area Bsmt: 0	Bsmt Height:		4
Total Finished Floor Area: 580	Restricted Age:		5
	# Pets / Cats; Dogs:		6
Unfinished Floor Area: 0	# or % Rentals:		7
Grand Total Floor Area: 580			8

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

AMAZING CONDO COMING SOON.