

Presented by:  
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 Sutton West Coast  
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Vancouver West, Downtown VW Residential Attached  
**# 2402 108 W CORDOVA ST, V6B 0G5** **Active**  
**MLS# V1009425**

	List Price:	\$388,000	Previous Price:	\$399,000
	Subdiv/Complex:			
	Frontage:		Approx Yr Blt:	2009
	Depth/Size:		PID:	028-059-409
	Lot SqFt:	0	Type:	Apartment/Condo
	Exposure:		Zoning:	ST APT
	Stories in Bldg:		Taxes:	\$0 (2013)
	Flood Plain:		If New GST/HST Incl:	No
	Meas. Type:		Tax Incl Utilities:	No
	Fixtures Lsd:		Apprvl Reqd:	
View:	Y - BURRARD INLET & MOUNTAINS			

Style of Home:	Inside 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:			
Flooring:	Mixed	Dist to Public Trans:		Dist to School/Bus:	
Water Supply:	City/Municipal	Units in Development:		Total Units in Strata:	170
Heat/Fuel:	Baseboard	Locker:	No		
No. of Fireplaces:	0	Possession:			
Fireplace Fuel:		Title to Land:	Freehold Strata		
Outdoor Area:	None	Seller's Interest:	Registered Owner		
		Mortgage Info:	\$0		
Mngmt Co:	DODWELL	Property Disclosure:	Y - UPON ACCEPTED OFFER		
Mngmt Ph:	604-689-0603	Bylaw Restrictions:	No Restrictions		
Maint Fee:	\$323.10				

Maint Charge Incl: Caretaker, Gardening, Gas, Management

Legal: PL BCS3625 LT 110 DL OGT LD 36 STRATA LOT AS SHOWN ON FORM V.

Amenities: Exercise Centre, Recreation Center

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

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 10'						
Main F.	Kitchen	8' X 9'						
Main F.	Master Bedroom	11'5 X 10'						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	3	<b>Bathrooms</b>	
Finished Floor Area Main:	630	Finished Levels:	1	1	4 Piece; Ensuite: Y; 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:	630	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	630			8	

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

Amazing 180 degree unobstructed view sweeping from Burrard Inlet, Northshore mtns & city as far as you can see! East facing sunrises featuring 630 SF 1 bdrm w/flex space, overheight ceilings, German Eggersmann custom designed kitchen with S/S appliances (gas stove, oak H/W throughout, sliding doors, ultimate 5 pc bathroom w/separate glass shower, soaker tub & stone countertops, roller blinds & more! Open modern living w/breathtaking views & Juliette balcony. Club W2 level 4600 SF rooftop club amenities - gym, lounge or study & indoor/outdoor terrace for dining & hot tub! In the heart of Gastown's new high style neighborhood. Steps to waterfront, Corporate district, SFU Chinatown & skytrain.