

Presented by:
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Vancouver West, West End VW Residential Attached
702 717 JERVIS ST, V6E 4L5 MLS# V1027234 **Active**



List Price: \$649,000 Previous Price:

Subdiv/Complex: Emerald West
 Frontage: Approx Yr Blt: 1990 PID: 016-081-366
 Depth/Size: Type: Apartment/Condo
 Lot SqFt: 0 Age at List Date: 23 Zoning: STRATA
 Exposure: Bedrooms: 2 Taxes: \$2,269 (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 Reqd:
 Fixtures Lsd:
 Fixt Removed: N
 View: Y - Tree Lined Street

Style of Home: Corner Unit	Total Parking: 1	Covered Parking: 1
Construction: Concrete, Brick	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground	
Exterior: Mixed		
Rain Screen:	R/I Plumbing:	
Type of Roof: Tar & Gravel, Other	Dist to Public Trans:	Dist to School/Bus:
Renovations:	Units in Development:	Total Units in Strata: 95
Flooring: Mixed	Locker: Yes	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Baseboard	Title to Land: Freehold Strata	
No. of Fireplaces: 0	Seller's Interest: Registered Owner	
Fireplace Fuel: None	Mortgage Info: \$0	
Outdoor Area: None		
Mngmt Co: VanCondo	Property Disclosure: Y - Upon Accepted Offer	
Mngmt Ph: 604-684-6291	Bylaw Restrictions: Pets Not Allowed, Rentals Allowed	
Maint Fee: \$531.03		

Maint Charge Incl: Caretaker, Gardening, Management

Legal: PL VAS2674 LT 31 DL 185 LD 36 IN PROPORTION TO THE UNIT ENTITLEMENT OF THE
 Amenities: Garden
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 12'						
Main F.	Kitchen	8' X 9'						
Main F.	Master Bedroom	14' X 12'						
Main F.	Dining	13' X 9'						
Main F.	Bedroom	10' X 9'						
Main F.	Laundry	7' X 5'						

Floor Area (SqFt):	Total # Rooms: 6	Bathrooms
Finished Floor Area Main: 1,190	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
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 1,190	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 1,190		8

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

The best value in Coal Harbour. This spacious 7th floor light-filled corner unit at Emerald West has a beautiful outlook towards the tree-lined Jervis Street and is steps to the seawall in Coal Harbour and the conveniences of Robson Street. With almost 1200 square feet of living space, this stylish condo has been lovingly renovated with a laminate flooring, new appliances, enclosed balcony, a large living room, spacious dining room, separated bedrooms and plenty of storage. Emerald West has been completely replumbed and is a well maintained and managed building where rentals are welcomed (sorry pets are not) and boasts amenities such as an indoor pool, gym, sauna & party room. This great investment comes with 1 parking stall.