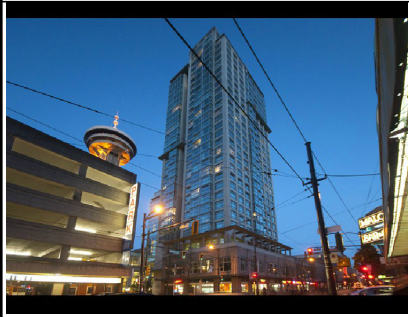


Presented by:  
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Vancouver West, Downtown VW Residential Attached  
**# 1204 438 SEYMOUR ST, V6B 6H4** **MLS# V1031123** **Active**



List Price: **\$290,000** Previous Price:

Subdiv/Complex: **CONFERENCE PLAZA**

|                                |                             |                               |
|--------------------------------|-----------------------------|-------------------------------|
| Frontage:                      | Approx Yr Blt: <b>1996</b>  | PID: <b>023-409-762</b>       |
| Depth/Size:                    |                             | Type: <b>Apartment/Condo</b>  |
| Lot SqFt: <b>0</b>             | Age at List Date: <b>17</b> | Zoning: <b>STRATA</b>         |
| Exposure:                      | Bedrooms: <b>1</b>          | Taxes: <b>\$1,231 (2012)</b>  |
| Stories in Bldg:               | Bathrooms: <b>1</b>         | If New GST/HST Incl:          |
| Flood Plain:                   | Full Baths: <b>1</b>        | Tax Incl Utilities: <b>No</b> |
| Meas. Type:                    | Half Baths: <b>0</b>        | Apprvl Req'd: <b>No</b>       |
| Fixtures Lsd: <b>N</b>         |                             |                               |
| Fixt Removed: <b>N</b>         |                             |                               |
| View: <b>Y - Burrard Inlet</b> |                             |                               |

|  |  |                                   |
|--|--|-----------------------------------|
| Style of Home: <b>Corner Unit</b>                      | Total Parking: <b>1</b>                                      | Covered Parking: <b>1</b>         |
| Construction: <b>Concrete</b>                          | Parking Access: <b>Front</b>                                 |                                   |
| Foundation: <b>Concrete Perimeter</b>                  | Parking Facilities: <b>Garage; Underground</b>               |                                   |
| Exterior: <b>Mixed</b>                                 |  |                                   |
| Rain Screen:   | R/I Plumbing:  |                                   |
| Type of Roof: <b>Torch-On, Metal, Tar &amp; Gravel</b> | Dist to Public Trans:  | Dist to School/Bus:               |
| Renovations:   | Reno Year:   | Units in Development: <b>252</b>  |
| Flooring: <b>Mixed</b>                                 |  | Total Units in Strata: <b>252</b> |
| Water Supply: <b>City/Municipal</b>                    | Locker: <b>Yes</b>   |                                   |
| Heat/Fuel: <b>Baseboard</b>                            | Possession:  |                                   |
| No. of Fireplaces: <b>0</b>                            | Title to Land: <b>Freehold Strata</b>                        |                                   |
| Fireplace Fuel:  | Seller's Interest: <b>Registered Owner</b>                   |                                   |
| Outdoor Area: <b>None</b>                              | Mortgage Info: <b>\$0</b>                                    |                                   |
|  | Property Disclosure: <b>Y - UPON ACCEPTED OFFER</b>          |                                   |
| Mngmt Co: <b>RANCHO</b>                                | Bylaw Restrictions: <b>Pets Not Allowed, Rentals Allowed</b> |                                   |
| Mngmt Ph: <b>604-684-4508</b>                          | Maint Fee: <b>\$341.82</b>                                   |                                   |

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

Legal: **PL LMS2371 LT 164 DL 541 LD 36 PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**

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     | 11' X 7'   |       |      |            |       |      |            |
| Main F. | Den         | 9' X 6'    |       |      |            |       |      |            |
| Main F. | Living Room | 11' X 15'  |       |      |            |       |      |            |
| Main F. | Bedroom     | 10' X 11'  |       |      |            |       |      |            |

|                                       |                            |  |
|---------------------------------------|----------------------------|--|
| <b>Floor Area (SqFt):</b>             | Total # Rooms: <b>4</b>    | <b>Bathrooms:</b>                            |
| Finished Floor Area Main: <b>562</b>  | Finished Levels: <b>1</b>  | <b>1 4 Piece; Ensuite: Y; Level: Main F.</b> |
| Finished Floor Area Up: <b>0</b>      | Basement Area: <b>None</b> | 2  |
| Finished Floor Area Down: <b>0</b>    |                            | 3  |
| Finished Floor Area Bsmt: <b>0</b>    | Bsmt Height:               | 4  |
| Total Finished Floor Area: <b>562</b> | Restricted Age:            | 5  |
|                                       | # Pets / Cats; Dogs:       | 6  |
| Unfinished Floor Area: <b>0</b>       | # or % Rentals:            | 7  |
| Grand Total Floor Area: <b>562</b>    |                            | 8  |

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

**Easy to show.**