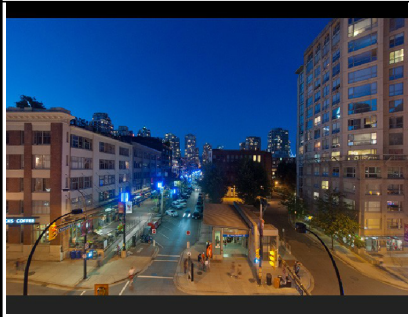


Presented by:
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 Sutton West Coast
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Vancouver West, Yaletown Residential Attached
401 212 DAVIE ST, V6B 5Z4 **MLS# V1022272** **Active**



List Price: **\$638,000** Previous Price: **\$658,000**

Subdiv/Complex: **PARKVIEW GARDENS**

Frontage:	Approx Yr Blt: 1994	PID: 018-491-669
Depth/Size:		Type: Apartment/Condo
Lot SqFt: 0	Age at List Date: 19	Zoning: STRATA
Exposure:	Bedrooms: 2	Taxes: \$1,907 (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'd: No
Fixtures Lsd: N		
Fixt Removed: N		
View: Y - YALETOWN		

Style of Home: Corner Unit	Total Parking: 1	Covered Parking: 1
Construction: Concrete	Parking Access:	
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:	Reno Year:	Total Units in Strata: 91
Flooring: Mixed	Units in Development: 91	
Water Supply: City/Municipal	Locker: Yes	
Heat/Fuel: Baseboard	Possession:	
No. of Fireplaces: 0	Title to Land: Freehold Strata	
Fireplace Fuel:	Seller's Interest: Registered Owner	
Outdoor Area: None	Mortgage Info: \$0	
	Property Disclosure: Y - UPON ACCEPTED OFFER	
Mngmt Co: COLYVAN	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions	
Mngmt Ph: 604-683-8399	Maint Fee: \$427.00	

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

Legal: **PL LMS1104 LT 15 DL FC LD 36 STRATA LOT AS SHOWN ON FORM 1.**

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	8' X 8'						
Main F.	Dining	11' X 8'5"						
Main F.	Living Room	15' X 13'						
Main F.	Master Bedroom	11' X 10'						
Main F.	Bedroom	9'6" X 8'6"						
Main F.	Solarium	10' X 7'						
Main F.	Den	6' X 4'						

Floor Area (SqFt):	Total # Rooms: 7	Bathrooms:
Finished Floor Area Main: 1,133	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: 1,133	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 1,133		8

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

Welcome home to this brilliantly updated 1133 square foot 2 bedroom, 2 bathroom home with views over historic Yaletown. This attractive dwelling has been meticulously transformed into an absolute gem. The suite features over height ceilings, an efficient layout, a newly designed kitchen with stainless steel appliances, a deep basin sink and plenty of storage space. The bathrooms have been tastefully updated with new vanities & fixtures. Wake up in your bright and sunny over-sized master bedroom windows overlooking Yaletown and work from either of the two home offices / flex spaces. This amazing Yaletown condo comes with 1 parking & 1 locker. Located within the Elsie Roy Elementary School catchment area. Priced at only \$600 per SF.