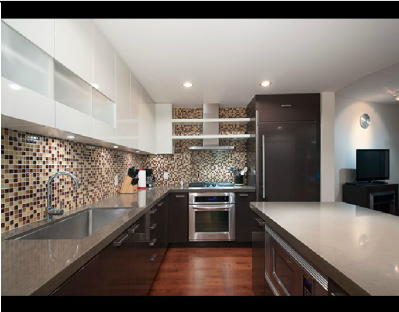


Presented by:
Ian Watt
 Sutton West Coast
 Phone: 604-714-1700 Cell: 604-999-9426
 Email: ianwatt@ianwatt.ca
 Website: www.ianwatt.ca

Vancouver West, Coal Harbour
702 1277 MELVILLE ST, V6E 0A4

MLS# V1069231

Residential Attached
Active



List Price:	\$888,000	Previous Price:	
Subdiv/Complex:	THE FLATIRON		
Frontage:		Approx Yr Blt:	2008
Depth/Size:		PID:	027-707-385
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	STRATA
Stories in Bldg:		Taxes:	\$3,444 (2013)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utilities:	No
Fixtures Lsd:	N	Apprvl Req:	
Fixt Removed:	N		
View:	Y - COAL HARBOUR		

Style of Home:	Corner Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	None		
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:		Total Units in Strata:	
Flooring:		Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	PACIFIC QUORUM	Property Disclosure:	Y - UPON ACCEPTED OFFER		
Mngmt Ph:	604-685-3828	Bylaw Restrictions:	Pets Allowed, Rentals Allowed		
	Maint Fee:	\$679.00			

Maint Charge Incl:	Caretaker, Gardening, Garbage Pickup
Legal:	PL BCS3178 LT 11 DL 185 LD 36 THE STRATA LOT AS SHOWN ON FORM V.
Amenities:	Exercise Centre
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 17'						
Main F.	Kitchen	10' X 12'						
Main F.	Dining	8' X 13'						
Main F.	Master Bedroom	12' X 15'						
Main F.	Den	7' X 5'						
Main F.	Bedroom	9' X 10'						
Main F.	Solarium	5' X 8'						

Floor Area (SqFt):		Total # Rooms:	7	Bathrooms:	
Finished Floor Area Main:	1,276	Finished Levels:	1	1	5 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:	1,276	Restricted Age:		5	
Unfinished Floor Area:	0	# Pets / Cats; Dogs:		6	
Grand Total Floor Area:	1,276	# or % Rentals:		7	
				8	

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

The Flatiron, a unique Vancouver building located in the desirable Coal Harbour with only 52 units & just two suites per floor! This contemporary & sleek 2 bed, 2 bath, 1276 SF home is sure to please with impressive views of the CoalHarbour marina, the North shore mountains & Stanley Park from the floor to ceiling living room windows. The grand kitchen is adorned with top of the line appliances, granite countertops, tile back splash & designer lighting which makes it the perfect place for entertaining. The Flat iron also contains a great gym, bike storage, party room & this unit comes with 1 locker & 1 secure parking. Have peace of mind with your 2-5-10 warranty. Pets & rentals OK.