


Presented by:
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Vancouver West, Downtown VW Residential Attached
1427 938 SMITHE ST, V6Z 3H8 **Active**
MLS# V1073114



List Price: \$399,000 Previous Price: \$419,000

Subdiv/Complex: ELECTRIC AVENUE

Frontage:	Approx Yr Blt:	2005	PID:	026-366-045	
Depth/Size:			Type:	Apartment/Condo	
Lot SqFt:	0	Age at List Date:	9	Zoning:	STRATA
Exposure:		Bedrooms:	1	Taxes:	\$1,459 (2013)
Stories in Bldg:		Bathrooms:	1	If New GST/HST Incl:	
Flood Plain:		Full Baths:	1	Tax Incl Utilities:	No
Meas. Type:		Half Baths:	0	Apprvl Req:	
Fixtures Lsd:	N				
Fixt Removed:	N				
View:	N				

Style of Home: Upper Unit Construction: Concrete Foundation: Concrete Perimeter Exterior: Mixed Rain Screen: Type of Roof: Metal, Tar & Gravel, Torch-On Renovations: Flooring: Water Supply: City/Municipal Heat/Fuel: Baseboard No. of Fireplaces: 0 Fireplace Fuel: Electric Outdoor Area: Balcony(s) Mngmt Co: FIRST Mngmt Ph: 604-683-8900	R/I Plumbing: Reno Year: R/I Fireplaces: 0 Maint Fee: \$229.00	Total Parking: 1 Covered Parking: 1 Parking Access: Side Parking Facilities: Garage Underbuilding Dist to Public Trans: Units in Development: Locker: No Possession: Title to Land: Freehold Strata Seller's Interest: Registered Owner Mortgage Info: \$0 Property Disclosure: Y - UPON ACCEPTED OFFER Bylaw Restrictions: No Restrictions
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Maint Charge Incl: Caretaker, Gardening, Garbage Pickup

Legal: PL BCS1433 LT 199 DL 541 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

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
Main F.	Living Room	11' X 11'						
Main F.	Kitchen	8' X 7'						
Main F.	Dining	9' X 6'						
Main F.	Master Bedroom	12' X 10'						
Main F.	Office	7' X 4'						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	606	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:	606	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	606			8	

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

Welcome to a bright & spacious 1 bedroom & den home at Electric Avenue. This well laid out residence features a cheater ensuite bathroom, walk in closet, large open kitchen, large balcony & parking! You will appreciate an abundance with views of Downtown. Other features include stainless appliances, granite countertops, porcelain kitchen & entry tiles & ensuite laundry! Enjoy amenities such as fitness room, games & rec room, private theatre & more! Tremendous value ion the heart of Downtown Vancouver, Robson shopping, restaurants & transit all nearby. Photos were taken with previous tenants furniture. Leased until April 2015 for \$1500 per month. Showings are Saturdays at 1:00, Tuesdays & Thursdays at 6:00 by appointment only.