

Presented by:  
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 Sutton West Coast  
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Vancouver West, False Creek Residential Attached  
**# 524 666 LEG IN BOOT SQ, V5Z 4B3** MLS# V1084603 **Active**



List Price: \$329,000 Previous Price:

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Subdiv/Complex: LEG IN BOOT SQUARE

Frontage:	Approx Yr Blt:	1978	PID:	005-424-976
Depth/Size:			Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date:	36	Zoning:	STRATA
Exposure:	Bedrooms:	2	Taxes:	\$1,707 (2014)
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 Reqd:	
Fixtures Lsd:	N			
Fixt Removed:	N			
View:	Y - FALSE CREEK			

Style of Home:	Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed	R/I Plumbing:			
Rain Screen:					
Type of Roof:	Asphalt, Metal	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	37
Flooring:	Mixed	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Natural Gas	Title to Land:	Leasehold prepaid-Strata		
No. of Fireplaces:	0	R/I Fireplaces:		Seller's Interest:	Power of Attorney, Estate Sale
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Balcony(s), None	Property Disclosure:	Y - UPON ACCEPTED OFFER		
Mngmt Co:	ASCENT	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Mngmt Ph:	604-431-1800	Maint Fee:	\$321.00		

Maint Charge Incl: Gardening, Garbage Pickup

Legal: PL VAS551 LT 21 DL FC LD 36 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1  
 Amenities: None  
 Features Incl:

Site Influences: Golf Course Nearby, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 12'						
Main F.	Kitchen	10' X 8'						
Main F.	Dining	9' X 9'						
Main F.	Master Bedroom	12' X 11'						
Main F.	Bedroom	10' X 8'						

<b>Floor Area (SqFt):</b>	Total # Rooms:	5	<b>Bathrooms</b>
Finished Floor Area Main:	534	Finished Levels:	2
Finished Floor Area Up:	422	Basement Area:	None
Finished Floor Area Down:	0		
Finished Floor Area Bsmt:	0	Bsmt Height:	4
Total Finished Floor Area:	956	Restricted Age:	5
		# Pets / Cats; Dogs:	6
Unfinished Floor Area:	0	# or % Rentals:	7
Grand Total Floor Area:	956		8

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

Views, views, views! Estate Sale. As is condition. Buyer to verify lease with city of Vancouver. Showings Sundays at 12:00 sharp and Wednesdays at 6:30 sharp. Offers presented on Sunday September 21.