


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, Yaletown		MLS# V1099476		Residential Attached																																																																
# TH 1288 RICHARDS ST, V6B 3G2				Active																																																																
		List Price: \$1,448,000 Previous Price:																																																																		
		Subdiv/Complex: THE GRACE Frontage: Approx Yr Blt: 2004 PID: 025-898-914 Depth/Size: Type: Apartment/Condo Lot SqFt: 0 Age at List Date: 11 Zoning: STRATA Exposure: Bedrooms: 2 Taxes: \$4,496 (2014) Stories in Bldg: Bathrooms: 3 GST/HST Incl?: Flood Plain: Full Baths: 2 Tax Incl Utilities: No Meas. Type: Half Baths: 1 Apprvl Reqd: Fixtures Lsd: N Fixt Removed: N View: N																																																																		
Style of Home: Ground Level Unit Construction: Concrete Foundation: Concrete Perimeter Exterior: Mixed Rain Screen: Type of Roof: Metal, Tar & Gravel, Torch-On Renovations: Flooring: Mixed Water Supply: City/Municipal Heat/Fuel: Forced Air No. of Fireplaces: 1 Fireplace Fuel: Gas - Natural Outdoor Area: Balcony(s)		R/I Plumbing: Reno Year: R/I Fireplaces: 0		Total Parking: 2 Covered Parking: 2 Parking Access: Side Parking Facilities: Garage; Underground 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: Pets Allowed																																																																
Mngmt Co: NATIONAL PACIFIC Mngmt Ph: 604-685-8830		Maint Fee: \$648.14																																																																		
Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Gas																																																																				
Legal: PL BCS747 LT 1 DL 541 LD 36 AN INTEREST IN THE COMMONPROPERTY IN PROPORTION T Amenities: None Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW Site Influences: Shopping Nearby																																																																				
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> </tr> </thead> <tbody> <tr> <td>Main F.</td> <td>Living Room</td> <td>20' X 14'</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main F.</td> <td>Kitchen</td> <td>12'6 X 8'</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main F.</td> <td>Dining</td> <td>12' X 8'</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main F.</td> <td>Storage</td> <td>8' X 4'</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>11' X 11'</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Above</td> <td>Master Bedroom</td> <td>16' X 11'</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>						Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions	Main F.	Living Room	20' X 14'							Main F.	Kitchen	12'6 X 8'							Main F.	Dining	12' X 8'							Main F.	Storage	8' X 4'							Above	Bedroom	11' X 11'							Above	Master Bedroom	16' X 11'						
Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions																																																												
Main F.	Living Room	20' X 14'																																																																		
Main F.	Kitchen	12'6 X 8'																																																																		
Main F.	Dining	12' X 8'																																																																		
Main F.	Storage	8' X 4'																																																																		
Above	Bedroom	11' X 11'																																																																		
Above	Master Bedroom	16' X 11'																																																																		
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">Floor Area (SqFt):</th> <th>Total # Rooms:</th> <th>6</th> <th colspan="2">Bathrooms</th> </tr> </thead> <tbody> <tr> <td>Finished Floor Area Main:</td> <td>760</td> <td>Finished Levels:</td> <td>2</td> <td>1</td> <td>5 Piece; Ensuite: Y; Level: Above</td> </tr> <tr> <td>Finished Floor Area Up:</td> <td>827</td> <td>Basement Area:</td> <td>None</td> <td>2</td> <td>4 Piece; Ensuite: Y; Level: Above</td> </tr> <tr> <td>Finished Floor Area Down:</td> <td>0</td> <td></td> <td></td> <td>3</td> <td>2 Piece; Ensuite: N; Level: Main F.</td> </tr> <tr> <td>Finished Floor Area Bsmt:</td> <td>0</td> <td>Bsmt Height:</td> <td></td> <td>4</td> <td></td> </tr> <tr> <td>Total Finished Floor Area:</td> <td>1,587</td> <td>Restricted Age:</td> <td></td> <td>5</td> <td></td> </tr> <tr> <td></td> <td></td> <td># Pets / Cats; Dogs:</td> <td></td> <td>6</td> <td></td> </tr> <tr> <td>Unfinished Floor Area:</td> <td>0</td> <td># or % Rentals:</td> <td></td> <td>7</td> <td></td> </tr> <tr> <td>Grand Total Floor Area:</td> <td>1,587</td> <td></td> <td></td> <td>8</td> <td></td> </tr> </tbody> </table>						Floor Area (SqFt):		Total # Rooms:	6	Bathrooms		Finished Floor Area Main:	760	Finished Levels:	2	1	5 Piece; Ensuite: Y; Level: Above	Finished Floor Area Up:	827	Basement Area:	None	2	4 Piece; Ensuite: Y; Level: Above	Finished Floor Area Down:	0			3	2 Piece; Ensuite: N; Level: Main F.	Finished Floor Area Bsmt:	0	Bsmt Height:		4		Total Finished Floor Area:	1,587	Restricted Age:		5				# Pets / Cats; Dogs:		6		Unfinished Floor Area:	0	# or % Rentals:		7		Grand Total Floor Area:	1,587			8										
Floor Area (SqFt):		Total # Rooms:	6	Bathrooms																																																																
Finished Floor Area Main:	760	Finished Levels:	2	1	5 Piece; Ensuite: Y; Level: Above																																																															
Finished Floor Area Up:	827	Basement Area:	None	2	4 Piece; Ensuite: Y; Level: Above																																																															
Finished Floor Area Down:	0			3	2 Piece; Ensuite: N; Level: Main F.																																																															
Finished Floor Area Bsmt:	0	Bsmt Height:		4																																																																
Total Finished Floor Area:	1,587	Restricted Age:		5																																																																
		# Pets / Cats; Dogs:		6																																																																
Unfinished Floor Area:	0	# or % Rentals:		7																																																																
Grand Total Floor Area:	1,587			8																																																																
Listing Broker(s): Sutton Grp-West Coast (Brdwy)																																																																				
Simply sensational this bright and open luxurious 2 bedroom 2.5 bath townhome is perfectly designed on 2 levels of 1587 SF, offering ultimate plan for socializing & refined living. A seamless kitchen is functionally beautiful with new counter tops, cherry wood cabinetry, Fisher Paykel & Sub Zero appliances plus wine fridge. Unique features include: French doors to West balcony, Italian limestone tile, dark cherry wood floors, gas fireplace, surround sound, over-height ceilings & air conditioning. A beautiful master suite is large enough for king sized furniture & offers a spa-like ensuite & organized closets. The Grace offering exclusivity, biometric security, concierge, pool & gym. 2 Parking. Pets and rentals are welcome.																																																																				