


Presented by:
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Vancouver West, Yaletown		MLS# V1105885		Residential Attached				
# 601 1408 STRATHMORE ME, V6Z 3A9				Active				
	List Price: \$949,900 Previous Price:							
	Subdiv/Complex: WEST ONE							
	Frontage:		Approx Yr Blt: 2003	PID: 025-553-151				
	Depth/Size:		Type:	Apartment/Condo				
	Lot SqFt: 0		Age at List Date: 12	Zoning: STRATA				
Exposure:		Bedrooms: 2	Taxes: \$2,919 (2014)					
Stories in Bldg:		Bathrooms: 2	GST/HST Incl?:					
Flood Plain:		Full Baths: 2	Tax Incl Utilities: No					
Meas. Type:		Half Baths: 0	Apprvl Reqd:					
Fixtures Lsd: N								
Fixt Removed: N								
View: Y - UNOBSTRUCTED WATER VIEW								
Style of Home: Corner Unit		Total Parking: 2	Covered Parking: 2					
Construction: Concrete		Parking Access: Front						
Foundation: Concrete Perimeter		Parking Facilities: Garage; Underground						
Exterior: Mixed								
Rain Screen:		R/I Plumbing:						
Type of Roof: Metal, Tar & Gravel, Other		Dist to Public Trans:	Dist to School/Bus:					
Renovations:		Units in Development:	Total Units in Strata: 242					
Flooring: Mixed		Locker: No						
Water Supply: City/Municipal		Possession:						
Heat/Fuel: Baseboard		Title to Land: Freehold Strata						
No. of Fireplaces: 0		Seller's Interest: Registered Owner						
Fireplace Fuel:		Mortgage Info: \$0						
Outdoor Area: Balcony(s)		Property Disclosure: Y - UPON ACCEPTED OFFER						
Mngmt Co: RANCHO		Bylaw Restrictions: Pets Allowed, Rentals Allowed						
Mngmt Ph: 604-684-4508		Maint Fee: \$436.00						
Maint Charge Incl: Gardening, Garbage Pickup								
Legal: PL BCS183 LT 12 LD 36 UNDIV 99/21493 SHARE INCOM PROP THEREIN TOGETHER								
Amenities: Exercise Centre, Pool; Indoor								
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>			
Main F.	Living Room	13' X 12'						
Main F.	Kitchen	9' X 7'						
Main F.	Bedroom	11' X 9'						
Main F.	Master Bedroom	11' X 10'5						
Main F.	Den	9' X 7'						
Main F.	Storage	7' X 4'						
<table border="0" style="width: 100%;"> <tr> <td style="width: 33%;"> Floor Area (SqFt): Finished Floor Area Main: 1,060 Finished Floor Area Up: 0 Finished Floor Area Down: 0 Finished Floor Area Bsmt: 0 Total Finished Floor Area: 1,060 Unfinished Floor Area: 0 Grand Total Floor Area: 1,060 </td> <td style="width: 33%;"> Total # Rooms: 6 Finished Levels: 1 Basement Area: None Bsmt Height: Restricted Age: # Pets / Cats; Dogs: # or % Rentals: </td> <td style="width: 33%;"> Bathrooms 1 4 Piece; Ensuite: Y; Level: Main F. 2 4 Piece; Ensuite: N; Level: Main F. 3 4 5 6 7 8 </td> </tr> </table>						Floor Area (SqFt): Finished Floor Area Main: 1,060 Finished Floor Area Up: 0 Finished Floor Area Down: 0 Finished Floor Area Bsmt: 0 Total Finished Floor Area: 1,060 Unfinished Floor Area: 0 Grand Total Floor Area: 1,060	Total # Rooms: 6 Finished Levels: 1 Basement Area: None Bsmt Height: Restricted Age: # Pets / Cats; Dogs: # or % Rentals:	Bathrooms 1 4 Piece; Ensuite: Y; Level: Main F. 2 4 Piece; Ensuite: N; Level: Main F. 3 4 5 6 7 8
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Listing Broker(s): Sutton Grp-West Coast (Brdwy)								
<p>Picture perfect unobstructed views from every room in this rarely available 01 unit. This bright beautiful Yaletown condo with forever views over False Creek has been lovingly maintained by the original owners. Modest upgrades with paint and appliances gives you a blank slate to bring your dreams of a contemporary renovation to reality. The always sought after 01 floor plan boasts separated bedrooms, a large den, very little hallway and a sizable sun soaked patio. West One offers amenities such as: large gym, 80' lap pool, hot tub, steam rooms, 2 squash courts, pool table, 2 Hollywood style screening rooms, library, lounge, party room & rental guest suite. This opportunity comes with 2 side by side parking. Open Saturday 2 to 4,</p>								