Presented by:

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Vancouver West, Yaletown

MLS# V1112365

Residential Attached

TH 1028 CAMBIE ST, V6B 6J5

Active



List Price: \$849,999 Previous Price: \$899,999

Subdiv/Complex: YALETOWN LTD

023-935-901 Frontage: Approx Yr Blt: 1997 PID: Depth/Size: Type: Townhouse Lot SqFt: Age at List Date: 18 0 Zoning: STRATA Taxes: Exposure: Bedrooms: 2 \$2,397 (2014)

Stories in Bldg: Bathrooms: 2 GST/HST Incl?: Flood Plain: Full Baths: 2 Tax Incl Utilities: No Meas. Type: Half Baths: 0 ApprvI Regd:

Fixtures Lsd: N
Fixt Removed: N
View: N

Style of Home: 2 Storey Total Parking: 2 Covered Parking: 2

Construction: Concrete, Other Parking Access: Side

Foundation: Concrete Perimeter Parking Facilities: Garage; Double, Garage; Underground

Exterior: Metal Rain Screen: R/I Plumbing:

Type of Roof: Tar & Gravel, Torch-On, Other Dist to Public Trans: Dist to School/Bus:

Renovations: Reno Year: Units in Development: Total Units in Strata: 535

Flooring: Mixed Locker: No

Water Supply: City/Municipal Possession:

Heat/Fuel:BaseboardTitle to Land:Freehold StrataNo. of Fireplaces:0R/I Fireplaces:Seller's Interest:Registered Owner

Fireplace Fuel: Mortgage Info: \$0

Outdoor Area: Balcony(s); Patio(s) or Deck(s)

Property Disclosure: Y - UPON ACCEPTED OFFER

Mngmt Co: Bylaw Restrictions: Pets Allowed, Rentals Allowed

Mngmt Ph: Maint Fee: \$633.66

Maint Charge Incl: Other

Legal: PL LMS2995 LT 216 DL FC LD 36 UNDIV 54/19193 SHARE IN COM PROP THEREIN TOGETHERWITH AN INTEREST I

Amenities: None

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Recreation Nearby, Shopping Nearby

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

Floor Area (SqFt):		Total # Rooms: 6	, D	<u>Bathrooms</u>	
Finished Floor Area Main:	567	Finished Levels: 2	2	1 4 Piece; Ensuite: Y; Level: Above	
Finished Floor Area Up:	588	Basement Area: N	None	2 4 Piece; Ensuite: N; Level: Above	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	164	Bsmt Height:		4	
Total Finished Floor Area:	1,319	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,319			8	

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

Welcome home to this one of kind townhouse in Yaletown boasting over 1700 square feet of usable space, including a private 2 car garage, plus your private storage room in the basement. Completely customized from the mudroom up, this 2 bed 2bath plus den space, is what you would find on the pages of Dwell. Industrial by design, this open concept minimalist space features exposed concrete walls, an open staircase, reclaimed bricks, subway tiles, aluminum railings, Carrera marble tile and hand scraped walnut flooring. Steps to the seawall, a block to the fabulous eateries, 2 blocks to the Roundhouse skytrain, and 3 blocks to Elsie Roy Elementary, this is the ultimate location & the best value under \$1 million. Pets & Rentals welcome.