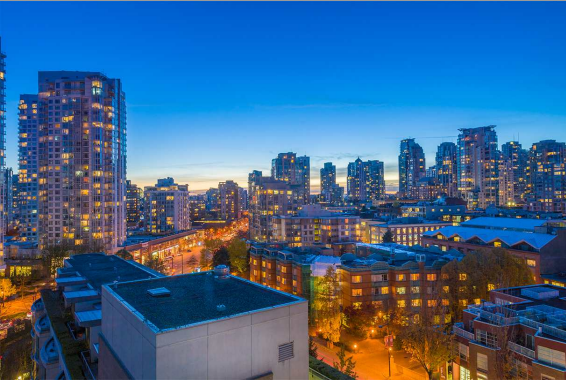


Active
R2013001
 Board: V
 Apartment/Condo

1507 1008 CAMBIE STREET

Vancouver West
 Yaletown
 V6B 6J7

Residential Attached
\$639,900 (LP)
 (SP)



DOM: **0** List Date: **11/4/2015** Expiry Date: **3/31/2016**
 Prev. Price: **\$0** Original Price: **\$639,900** Sold Date:
 Meas. Type: Frontage (feet): Approx. Year Built: **1997**
 Depth/Size: Frontage (metres): Age: **18**
 Sq. Footage: **0.00** Bedrooms: **2** Zoning: **STRATA**
 Flood Plain: Bathrooms: **2** Gross Taxes: **\$1,856.07**
 Exposure: Full Baths: **2** For Tax Year: **2015**
 If new, GST/HST inc?: Half Baths: **0** Tax Inc. Utilities?: **No**
 P.I.D.: **023-934-514** Approval Req.?: Maint. Fee: **\$441.00**
 View: **Yes: YALETOWN** Tour:
 Mgmt. Co's Name: **RANCHO** Mgmt. Co #: **604-684-4508**
 Complex / Subdiv: **WATERWORKS**
 Services Connctd: **Community, Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Upper Unit**
 Construction: **Concrete, Other**
 Exterior: **Concrete, Metal, Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Baseboard**
 Outdoor Area: **None**
 Type of Roof: **Other, Tar & Gravel, Torch-On**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Parking: **Garage; Underground**
 Locker: **Y**
 Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes: UPON ACCEPTED OFFER**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed**
 Dist. to School Bus:
 Total Units in Strata: **505**

Maint Fee Inc: **Hot Water, Management**
 Legal: **PL LMS2995 LT 77 LD 36**

Amenities: **Exercise Centre, Guest Suite, Pool; Indoor, Recreation Center, Swirlpool/Hot Tub**

Site Influences: **Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 11'			x			x
Main	Kitchen	9' x 8'			x			x
Main	Master Bedroom	15' x 10'			x			x
Main	Bedroom	13' x 9'			x			x
Main	Steam Room	3'5 x 7'			x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 900	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 900 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: 0	Bylaw Restrict: Pets Allowed, Rentals Allowed			5				Door Height:
Grand Total: 900 sq. ft.	Basement: None			6				
				7				
				8				

List Broker 1: **Sutton Grp-West Coast (Brdwy) - Office: 604-714-1700** List Broker 2:
 List Sales Rep 1: **Ian Watt PREC* - Phone: 604-999-9426** **ianwatt@ianwatt.ca**
 List Sales Rep 2: 3: Appointments: **Phone L.R. First**
 Sell Broker 1: Call: **TEXT OR EMAIL**
 Sell Sales Rep 1: 2: 3: Phone: **604-999-9426**
 Owner: **J. DE LEON**
 Commission: **3.125% ON 1ST 100K/1.1625% ON BAL**
 Occupancy: **Owner**

Realtor **NO TOUCHBASE. EMAIL OR TEXT 604-999-9426. Approximate buyer to verify. Parking 312 Locker 99.**
 Remarks:

Welcome home to this freshly updated 2 bed 2 bath condo in Yaletown. With floor to ceiling windows, and a south west exposure there is tons of natural light plus enjoy the picturesque views from every room of Yaletown and the Quayside marina. A new chef's kitchen, complete with upgraded high-end appliances, engineered hardwood floors, full sized washer dryer all situated in a spacious and efficient layout. The master bedroom is big enough for king sized furnishings and the guest room is big enough for a queen. Waterworks has fantastic amenities at Club H2O, offering an indoor pool, sauna, gym, squash court, billiards room, guest suite, concierge. This fabulous home comes with 1 parking and 1 locker. Pets and Rentals