

**Active**  
**R2136935**  
 Board: V, Attached  
 Apartment/Condo

**1424 938 SMITHE STREET**  
 Vancouver West  
 Downtown VW  
 V6Z 3H8

**\$599,000** (LP)  
 (SP)



DOM: **0** List Date: **2/6/2017** Expiry Date: **4/7/2017**  
 Prev. Price: **\$0** Original Price: **\$599,000** Sold Date:  
 Meas. Type: **Feet** Frontage (feet): Approx. Year Built: **2005**  
 Depth/Size: Frontage (metres): Age: **12**  
 Sq. Footage: **0.00** Bedrooms: **1** Zoning: **STRATA**  
 Flood Plain: Bathrooms: **1** Gross Taxes: **\$1,370.92**  
 Exposure: Full Baths: **1** For Tax Year: **2016**  
 If new, GST/HST inc?: Half Baths: **0** Tax Inc. Utilities?: **No**  
 P.I.D.: **026-366-011** Approval Req.?: Maint. Fee: **\$269.95**  
 View: **Yes: Downtown** Tour: **Virtual Tour URL**  
 Mgmt. Co's Name: **First Service** Mgmt. Co #: **604-683-8900**  
 Complex / Subdiv: **ELECTRIC AVENUE**  
 Services Connctd: **Community, Electricity, Sanitary Sewer, Storm Sewer**

Style of Home: **Other**  
 Construction: **Concrete**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel:  
 Fuel/Heating: **Baseboard**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Metal, Other, Torch-On**

Total Parking: **1** Covered Parking: **1** Parking Access:  
 Parking: **Garage Underbuilding** Locker: **N**  
 Dist. to Public Transit: Dist. to School Bus:  
 Units in Development: Total Units in Strata: **456**  
 Title to Land: **Freehold Strata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Management**  
 Legal: **PL BCS1433 LT 196 DL 541 LD 36**

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 10'			x			x
Main	Kitchen	11' x 7'			x			x
Main	Storage	5' x 5'			x			x
Main	Master Bedroom	10' x 11'			x			x
Main	Dining Room	9' x 9'			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): <b>607</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>607 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Grand Total: <b>607 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

List Broker 1: **Sotheby's Int'l Realty Canada - Office: 604-632-3300** List Broker 2:  
 List Sales Rep 1: **Ian Watt PREC\* - Phone: 604-999-9426** **ianwatt@ianwatt.ca** Appointments: **Phone L.R. First**  
 List Sales Rep 2: **3:** Call: **TEXT/EMAIL - DONT CALL**  
 Sell Broker 1: **3:** Phone: **604-999-9426**  
 Sell Sales Rep 1: **2:** **3:**  
 Owner: **MABEL L. HAYES**  
 Commission: **3.125% ON FIRST \$100,000 AND 1.1625% ON THE REMAINDER**  
 Occupancy: **Tenant**

Realtor **NO TOUCHBASE OR PARAGON MESSAGING. TEXT 604-999-9426. BUYER TO VERIFY SIZE, AGE, CONDITION AND ZONING. Showings on**  
 Remarks: **Tuesday and Thursday at 5:30 pm and open Saturdays 2 to 4 until its sold. Offers whenever you want!**

**Here is the ultimate investment property located in the heart of Downtown Vancouver. This beautifully appointed one bedroom, one bathroom, has a fabulously designed layout with no hallways of wasted square footage. Relax on the north east-facing balcony and enjoy the sounds of the city View above the glass of the courthouse, to Yaletown and beyond. With spacious closets and a huge insuite flex space or computer room, there is definitely abundant storage for downtown living. Imagine living at Vancouver's most convenient crossroads, being foot steps away from everything that Downtown has to offer. Own with confidence in this iconic Bosa / Wall Financial building. This unit comes with 1 parking and pets and rentals are**