

Presented by:
Ryan Windsor
 One Percent Realty
 Phone: 604-341-8181
 Email: 3418181@telus.net
 Website: http://www.ryanwindsor.ca

Vancouver West, West End VW Residential Attached
503 1315 CARDERO ST, V6G 2J2 **MLS# V981514** **Active**



List Price: **\$324,900** Previous Price:

Subdiv/Complex: **DIANNE COURT**

Frontage:	Approx Yr Blt: 1957	PID:	015-750-809
Depth/Size:		Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date: 55	Zoning:	RM-5A
Exposure: E	Bedrooms: 1	Taxes:	\$1,278 (2012)
Stories in Bldg: 8	Bathrooms: 1	If New GST/HST Incl:	
Flood Plain:	Full Baths: 1	Tax Incl Utilities:	No
Meas. Type:	Half Baths: 0	Apprvl Reqd:	
Fixtures Lsd: N			
Fixt Removed: N			
View:	Y - TREED OUTLOOK		

Style of Home: Inside Unit	Total Parking: 1	Covered Parking: 1
Construction: Concrete	Parking Access: Lane	
Foundation: Concrete Perimeter	Parking Facilities: Other	
Exterior: Brick, Mixed		
Rain Screen:	R/I Plumbing:	
Type of Roof: Other	Dist to Public Trans:	Dist to School/Bus:
Renovations:	Units in Development: 32	Total Units in Strata: 32
Flooring: Hardwood, Tile	Locker: Yes	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Hot Water	Title to Land: Shares in Co-operative	
No. of Fireplaces: 0	Seller's Interest: Registered Owner	
Fireplace Fuel:	Mortgage Info: \$0	
Outdoor Area: Balcony(s)	Property Disclosure: Y	
Mngmt Co: CROSBY	Bylaw Restrictions: Age Restrictions, Pets Not Allowed, Rentals Not Allowed / Age: 19+	
Mngmt Ph: 604-683-8900	Maint Fee: \$221.43	

Maint Charge Incl: **Caretaker, Gardening, Garbage Pickup, Heat, Hot Water, Management**

Legal: **PL VAP92 LT 31 BLK 63 DL 185 LD 36**

Amenities: **Bike Room, Elevator, Shared Laundry, Storage**

Features Incl: **Microwave, Refrigerator, Stove**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 12'						
Main F.	Kitchen	7' X 7'						
Main F.	Dining	9' X 7'						
Main F.	Bedroom	14' X 10'						
Main F.	Patio	8' X 5'						

Floor Area (SqFt):	Total # Rooms: 5	Bathrooms:
Finished Floor Area Main: 620	Finished Levels: 1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 620	Restricted Age: 19+	5
Unfinished Floor Area: 0	# Pets / Cats; Dogs: / Cats: No; Dogs: No	6
Grand Total Floor Area: 620	# or % Rentals:	7
		8

Listing Broker(s): **One Percent Realty Ltd., One Percent Realty Ltd.**

Absolutely charming & spacious 1 bedroom just steps to the beach & seawall. Oak hardwood floors, wainscoting, crown moulding & solar blinds throughout. New kitchen cabinetry & appliances including a vintage style stove. Completely upgraded bathroom with new fixtures & finishes. Generous sized living room. Separate dining area with built-in storage units. Spacious bedroom with built-in storage unit. Sunny tiled balcony. Private treed outlook. 100% owner occupied. Adult oriented 19+. No pets, no rentals. 35% down required. Parking is rental at \$30-35 per month. Low maintenance fee includes heat & hot water.