



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
310 1045 HARO ST, V6E 3Z8

MLS# V995077

Residential Attached
Active



List Price:	\$279,900	Previous Price:	
		Original Price:	\$279,900
Subdiv/Complex: CITY VIEW			
Frontage:		Approx Yr Blt:	1981
Depth/Size:		PID:	006-061-028
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	N	Zoning:	STRATA
Stories in Bldg:	8	Taxes:	\$1,049 (2012)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:	N	Apprvl Req:	No
Fixt Removed:	N		
View:	N		

Style of Home:	Upper Unit	Total Parking:		Covered Parking:	0
Construction:	Concrete	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed	R/I Plumbing:			
Rain Screen:		Dist to Public Trans:	CLOSE	Dist to School/Bus:	CLOSE
Type of Roof:	Other	Units in Development:	160	Total Units in Strata:	160
Renovations:		Locker:	No		
Flooring:	Laminate, Mixed	Possession:			
Water Supply:	City/Municipal	Title to Land:	Freehold Strata		
Heat/Fuel:	Baseboard, Electric	Seller's Interest:	Registered Owner		
No. of Fireplaces:	0	Mortgage Info:	\$0		
Fireplace Fuel:	None	Property Disclosure:	Y		
Outdoor Area:	Balcony(s)	Bylaw Restrictions:	Pets Not Allowed, Rentals Allowed		
Mngmt Co:	Vancouver Condo				
Mngmt Ph:	604-684-6291	Maint Fee:	\$204.71		

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

Legal: **PL VAS857 LT 49 DL 185 LD 36**
 Amenities: **Elevator, Garden, Shared Laundry**
 Features Incl: **Dishwasher, Refrigerator, Stove**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'6 X 12'						
Main F.	Kitchen	8' X 6'						
Main F.	Dining	8'2 X 6'4						
Main F.	Master Bedroom	11' X 9'6						
Main F.	Den	5' X 4'						

Floor Area (SqFt):	Total # Rooms:	5	Bathrooms:
Finished Floor Area Main:	Finished Levels:	1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2
Finished Floor Area Down:			3
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs:		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

Listing Broker(s): **(1) One Percent Realty Ltd.**

'CITY VIEW' North facing, quiet 1 bedroom with den/storage in EXCELLENT LOCATION. Tucked away just off of popular Robson St makes this an affordable pied-a-terre or a little investment condo that commands great rental income. Updates include a renovated bathroom in 2009, new laminate flooring & full kitchen renovation in 2006. The building has new elevators. There is an updated FOB system to access the building & the secure bike room. This is a great location that has you within walking distance of all things in the heart of Downtown Vancouver - The Seawall, skytrain, Granville Street & groceries across the street at the IGA Marketplace.