



Presented by:
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Vancouver West, West End VW **MLS# V800336** Residential Attached
703 1367 ALBERNI ST, V6E 4R9 **Active**



List Price:	\$269,900	Previous Price:	
		Original Price:	\$269,900
Subdiv/Complex:	THE LIONS		
Frontage:		Approx Yr Bld:	1999
Depth/Size:		Age at List Date	10
Lot SqFt:	0	Bedrooms:	1
Exposure:		Bathrooms:	1
Stories in Bldg:		Full Baths:	1
Flood Plain:		Half Baths:	0
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:	N		
Fixt Removed:	N		
View:			
PID:	024-555-703		
Type:	Apartment Unit		
Zoning:	CD1		
Taxes:	\$1,037 (2009)		
Gst Incl:			
Apprvl Req:	No		

Style of Home:	Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Stall #:	506	Parking Stall Owned:	Yes
Foundation:	Concrete Perimeter	Parking Access:	Side		
Exterior:	Glass, Mixed	Parking Facilities:	Garage; Underground		
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	1 BLK	Dist to School/Bus:	3 BLKS
Renovations:		Units in Development:	463	Total Units in Strata:	463
Flooring:	Mixed, Vinyl/Linoleum	Locker:	Yes	Locker #:	186
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	R/I Fireplaces:			
Fireplace Fuel:	None	Seller's Interest:	Registered Owner, Power of Attorney		
Outdoor Area:	None	Mortgage Info:	\$0		
Mngmt Co:	SOUTHVIEW	Property Disclosure:	Y		
Mngmt Ph:	604-270-8811	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
		Maint Fee:	\$160.20		

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

Legal: **PL LMS 3942 SL 314 DL 185 LD 36**

Amenities: **Bike Room, Exercise Centre, Guest Suite, In Suite Laundry, Sauna/Steam Room, Wheelchair Access**

Features Incl: **Clothes Washer/Dryer, Garage Door Opener, Microwave, Refrigerator, Stove**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 12'						
Main F.	Kitchen	6' X 6'						
Main F.	Master Bedroom	14' X 12'						
Main F.	Storage	6' X 3'						

Floor Area (SqFt):		Total # Rooms:	4	Bathrooms:	
Finished Floor Area Main:	397	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:	NO	4	
Total Finished Floor Area:	397	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	397			8	

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

Perfect studio for a first time buyer or investor looking to add to their collection. Excellent Downtown Vancouver location. Highlights include 1 parking stall, insuite laundry & storage locker. Great exercise facility in building.