



Presented by:
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Vancouver West, Downtown VW **MLS# V789399** Residential Attached
3008 111 W GEORGIA ST, V6B 1T8 **Active**



List Price:	\$525,000	Previous Price:	\$535,000
		Original Price:	\$549,000
Subdiv/Complex: SPECTRUM 1			
Frontage:		Approx Yr Bld:	2007
Depth/Size:		Age at List Date	2
Lot SqFt:	0	Bedrooms:	2
Exposure:	NE	Bathrooms:	2
Stories in Bldg:	32	Full Baths:	2
Flood Plain:		Half Baths:	0
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:	N		
Fixt Removed:	N		
View:	Y - PANORAMIC FALSE CREEK & MOUNTAIN		
PID:	027-172-929		
Type:	Apartment/Condo		
Zoning:	STRATA		
Taxes:	\$2,324 (2009)		
Gst Incl:			
Apprvl Req:			

Style of Home:	Corner Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed	R/I Plumbing:			
Rain Screen:		Dist to Public Trans:		Dist to School/Bus:	
Type of Roof:	Other	Units in Development:	210	Total Units in Strata:	210
Renovations:		Locker:	No	Locker #:	
Flooring:	Laminate	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:		Property Disclosure:	Y		
Outdoor Area:	Balcony(s)	Bylaw Restrictions:	Pets Allowed, Rentals Allowed		
Mngmt Co:	RANCHO MGMT				
Mngmt Ph:	604-684-4508	Maint Fee:	\$378.49		

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

Legal: **PL BCS2478 LT 190 LD 36 THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON ADD'T LEGAL INFO AVAIL**

Amenities: **Exercise Centre, Pool; Indoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub**

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Microwave**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19' X 11'						
Main F.	Kitchen	8'7 X 8'						
Main F.	Master Bedroom	11'2 X 9'6						
Main F.	Bedroom	9'2 X 8'10						
Main F.	Den	8'6 X 7'						
Main F.	Storage	7'6 X 4'6						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms:	
Finished Floor Area Main:	882	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	882	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	882			8	

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

Enjoy PANORAMIC North-East-South views of the coastal mountains, city, and False Creek directly from your living room on the 30th floor. Spectacular night view. This bright corner unit with open balcony and floor to ceiling windows is on the choice side of the building. Upgraded features include Silestone countertops and stainless steel appliances. Cherry laminate flooring throughout, in-suite storage, in-suite laundry, and 1 parking stall. Owner occupied, this unit has been meticulously maintained and shows like new. Amenities include: indoor pool, sauna, steam room, hot tub, exercise centre, & concierge. Excellent location for entertainment, shopping & transportation.