



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



Vancouver West, West End VW
605 1003 PACIFIC ST, V6E 4P2

MLS# V809604

Residential Attached
Active



List Price: **\$565,000** Previous Price: **\$585,000**
 Original Price: **\$585,000**

Subdiv/Complex: **SEASTAR**
 Frontage: Approx Yr Bld: **1997** PID: **023-893-656**
 Depth/Size: Age at List Date **13** Type: **Apartment/Condo**
 Lot SqFt: **0** Bedrooms: **2** Zoning: **CD1**
 Exposure: **SW** Bathrooms: **2** Taxes: **\$2,327 (2009)**
 Stories in Bldg: **21** Full Baths: **2** Gst Incl:
 Flood Plain: Half Baths: **0** Apprvl Reqd:
 Meas. Type: Tax Incl Util: **No**
 Fixtures Lsd: **N**
 Fixt Removed: **N**
 View: **Y - ENGLISH BAY & MOUNTAINS**

Style of Home: **Corner Unit** Total Parking: **1** Covered Parking: **1**
 Construction: **Concrete** Parking Access:
 Foundation: **Concrete Perimeter** Parking Facilities: **Garage; Underground**
 Exterior: **Brick, Mixed**
 Rain Screen:
 Type of Roof: **Other** R/I Plumbing:
 Renovations: **Partly** Reno Year: **2008** Dist to Public Trans:
 Flooring: **Laminate** Units in Development: **105** Dist to School/Bus:
 Water Supply: **City/Municipal** Locker: **No** Total Units in Strata: **105**
 Heat/Fuel: **Electric** Possession:
 No. of Fireplaces: **1** R/I Fireplaces: Title to Land: **Freehold Strata**
 Fireplace Fuel: **Gas - Natural** Seller's Interest: **Registered Owner**
 Outdoor Area: **None** Mortgage Info: **\$0**
 Mngmt Co: **GATEWAY PROP MGMT** Property Disclosure: **N - OWNER DOES NOT LIVE IN PROPERTY**
 Mngmt Ph: **604-635-5000** Bylaw Restrictions: **Pets Allowed, Rentals Allowed w/Restrictions**
 Maint Fee: **\$355.51**

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

Legal: **PL LMS2946 LT 22 DL 185 LD 36**
 Amenities: **Bike Room, Exercise Centre, Garden, Guest Suite, Recreation Center**
 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	22'6 X 12'3						
Main F.	Kitchen	9'6 X 8'6						
Main F.	Dining	9' X 9'						
Main F.	Master Bedroom	14' X 10'3						
Main F.	Bedroom	10'6 X 8'6						
Main F.	Den	8'6 X 7'9						
Main F.	Storage	8' X 2'3						

Floor Area (SqFt): Total # Rooms: **7** **Bathrooms:**
 Finished Floor Area Main: **1,032** 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: **1,032** Restricted Age: 5
 # Pets / Cats; Dogs: 6
 Unfinished Floor Area: **0** # or % Rentals: 7
 Grand Total Floor Area: **1,032** 8

Listing Broker(s): **(1) One Percent Realty Ltd., (2) One Percent Realty Ltd.**

Seastar by Concert Properties. 2 bedroom, 2 bathroom & den S/W corner view suite to English Bay. 1032 sq ft suite has been renovated w/new hardwood laminate, new granite counters in kitchen & bathrooms, new granite mantle on beautiful focal point gas fireplace, new 2 inch horizontal blinds, & freshly painted throughout. Suite is on the quiet side of the building & has views of English Bay & mountains. Suite includes 1 parking & insuite storage. Additional parking & storage lockers are available for rental.