



Presented by:  
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Vancouver West, Downtown VW **MLS# V832214** Residential Attached  
**# 1627 938 SMITHE ST, V6Z 3H8** **Active**



List Price:	<b>\$399,900</b>	Previous Price:	
		Original Price:	<b>\$399,900</b>
Subdiv/Complex: <b>ELECTRIC AVENUE</b>			
Frontage:		Approx Yr Bld:	<b>2005</b>
Depth/Size:		Age at List Date	<b>5</b>
Lot SqFt:	<b>0</b>	Bedrooms:	<b>1</b>
Exposure:	<b>NE</b>	Bathrooms:	<b>1</b>
Stories in Bldg:	<b>23</b>	Full Baths:	<b>1</b>
Flood Plain:		Half Baths:	<b>0</b>
Meas. Type:		Tax Incl Utils:	<b>No</b>
Fixtures Lsd:	<b>N</b>		
Fixt Removed:	<b>N</b>		
View:	<b>Y - DOWNTOWN, ROBSON SQUARE</b>		
PID:	<b>026-366-703</b>		
Type:	<b>Apartment/Condo</b>		
Zoning:	<b>CD-1</b>		
Taxes:	<b>\$1,462 (2009)</b>		
Gst Incl:			
Apprvl Req:	<b>No</b>		

Style of Home:	<b>Upper Unit</b>	Total Parking:	<b>1</b>	Covered Parking:	<b>1</b>
Construction:	<b>Concrete</b>	Parking Access:	<b>Front, Rear</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Underground</b>		
Exterior:	<b>Concrete, Glass</b>				
Rain Screen:		R/I Plumbing:			
Type of Roof:	<b>Other</b>	Dist to Public Trans:	<b>1 BLK</b>	Dist to School/Bus:	<b>2 BLKS</b>
Renovations:		Units in Development:		Total Units in Strata:	<b>456</b>
Flooring:	<b>Tile, Wall/Wall/Mixed</b>	Locker:	<b>No</b>		
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Baseboard, Electric</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>0</b>	Seller's Interest:	<b>Registered Owner</b>		
Fireplace Fuel:		Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Patio(s)</b>				
Mngmt Co:	<b>CROSBY</b>	Property Disclosure:	<b>Y</b>		
Mngmt Ph:	<b>604-683-8900</b>	Bylaw Restrictions:	<b>Pets Allowed, Pets Allowed w/Rest., Rentals Allowed</b>		
		Maint Fee:	<b>\$191.67</b>		

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

Legal: **PL BCS1433 LT 265 DL 541 LD 36**

Amenities: **Bike Room, Elevator, Exercise Centre, Garden, In Suite Laundry, Recreation Center**

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Garage Door Opener, Microwave**

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

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
<b>Main F.</b>	<b>Living Room</b>	<b>9' X 11'6</b>						
<b>Main F.</b>	<b>Kitchen</b>	<b>8'6 X 8'</b>						
<b>Main F.</b>	<b>Dining</b>	<b>7' X 9'6</b>						
<b>Main F.</b>	<b>Master Bedroom</b>	<b>9'6 X 13'6</b>						
<b>Main F.</b>	<b>Storage</b>	<b>7' X 7'</b>						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>5</b>	<b>Bathrooms:</b>	
Finished Floor Area Main:	<b>595</b>	Finished Levels:	<b>1</b>	1	<b>4 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	
Finished Floor Area Down:	<b>0</b>			3	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>595</b>	Restricted Age:		5	
		# Pets / Cats; Dogs: <b>2 / Cats: Yes; Dogs: Yes</b>		6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		7	
Grand Total Floor Area:	<b>595</b>			8	

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

**'ELECTRIC AVENUE' - Large 1 bedroom condo with insuite storage/den in central Downtown Vancouver location. This home has been well maintained & owned by the original owner since new. 1 parking & insuite laundry included. Visit REALTOR's website for more Details & PHOTO'S including the property's Walkscore - a cool new application that shows you all of the local amenities that are within walking distance: You will love it!!**