



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

MLS# V817459

Residential Attached

408 1251 CARDERO ST, V6G 2H9

Active



List Price:	\$259,000	Previous Price:	
		Original Price:	\$259,000
Subdiv/Complex: SURFCREST APTS			
Frontage:	0.00	Approx Yr Blt:	1967
Depth/Size:		Age at List Date:	43
Lot SqFt:	0	Bedrooms:	1
Exposure:	S	Bathrooms:	1
Stories in Bldg:		Full Baths:	1
Flood Plain:		Half Baths:	0
Meas. Type:		Tax Incl Utils:	
Fixtures Lsd:	N		
Fixt Removed:	N		
View:	Y - ENGLISH BAY FROM PATIO & CITY		
		PID:	800-050-189
		Type:	Apartment/Condo
		Zoning:	RM-SA
		Taxes:	\$0 (2009)
		Gst Incl:	
		Apprvl Reqd:	

Style of Home:	Corner Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:	Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Concrete				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:	1 BLOCK	Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Hardwood, Vinyl/Linoleum	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Hot Water	Title to Land:	Leasehold prepaid-NonStrata		
No. of Fireplaces:	0	Seller's Interest:	Registered Owner		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Patio(s)	Property Disclosure:	Y		
Mngmt Co:	SHERIDAN	Bylaw Restrictions:	Pets Not Allowed, Rentals Allowed		
Mngmt Ph:	604-684-1743	Maint Fee:	\$322.00		

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

Legal: **PL 92 LT C BLK 62 DL 185 LD 36 EXPL PL 7990 PID 024-368-024**
 Amenities: **Bike Room, Elevator, Pool; Indoor, Sauna/Steam Room, Shared Laundry, Storage**
 Features Incl: **Garage Door Opener, Refrigerator, Stove**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 12'						
Main F.	Kitchen	7' X 7'						
Main F.	Dining	8' X 7'						
Main F.	Master Bedroom	12' X 12'						

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

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

Large 1-Bedroom Apartment in the heart of the West End. This well maintained Corner Suite offers English Bay views from a large patio and a very pleasant outlook facing south onto tree-lined Burnaby Street. 1 Parking spot included. Storage locker. Excellent location and very close for groceries, fresh fruit & vegetable markets, the bakery, public transit, the bank, the liquor store, post office and the hairstylists. This is a walking lovers' area being so close to English Bay, Stanley Park and the surrounding peaceful neighbourhood. Take advantage of the indoor swimming pool and sauna. To keep life simple, your property taxes, heat and hot-water are included in the low monthly maintenance fee. Open House Sat Mar 27, 2-4pm.