



Presented by:
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Vancouver West, Downtown VW

MLS# V892274

Residential Attached

206 888 HAMILTON ST, V6B 5W4

Active



List Price:	\$549,900	Previous Price:	
		Original Price:	\$549,900
Subdiv/Complex: THE ROSEDALE			
Frontage:		Approx Yr Blt:	1992
Depth/Size:		PID:	018-117-732
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	E	Zoning:	STRATA
Stories in Bldg:	25	Taxes:	\$1,763 (2010)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:	N	Apprvl Req:	
Fixt Removed:	N		
View:	N		

Style of Home:	Corner Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:	Front, Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	CLOSE	Dist to School/Bus:	CLOSE
Renovations:		Units in Development:	168	Total Units in Strata:	168
Flooring:	Mixed, Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Registered Owner		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Patio(s)	R/I Fireplaces:			
		Property Disclosure:	Y		
Mngmt Co:	CENTURY 21	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Mngmt Ph:	604-263-1745	Maint Fee:	\$291.02		

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

Legal: **PL LMS740 LT 12 DL 541 LD 36**
 Amenities: **Bike Room, Club House, Elevator, Garden, In Suite Laundry, Storage**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'2 X 12'						
Main F.	Kitchen	11' X 8'						
Main F.	Dining	11'8 X 11'						
Main F.	Master Bedroom	13'7 X 11'3						
Main F.	Bedroom	10'2 X 9'6						
Main F.	Storage	10' X 3'8						

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

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

HUGE 446 sq ft wrap-around patio makes this 966 sq ft 2 Bedroom 2 Bathroom city condo feel like a country get-away!! Includes 1 parking, insuite storage AND large external storage locker, insuite laundry and visitor parking. Recent additions include new carpet throughout, modern paint tones and a large kitchen pass through that opens into the living room. Lots of closets and cupboards and plenty of storage. Bring your green thumb to take full advantage of your private patio. OPEN HOUSE Sunday June 12th, 2-4pm.