



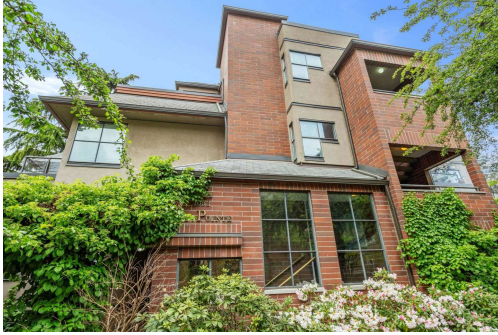
Active
R2876236
 Board: V
 Apartment/Condo

2 1053 NICOLA STREET

Vancouver West
 West End VW
 V6G 2E1

Residential Attached

\$850,000 (LP) 
 (SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$850,000**
 Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **1986**
 Frontage(feet): Bathrooms: **1** Age: **38**
 Frontage(metres): Full Baths: **1** Zoning: **RM-5**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,141.13**
 Sq. Footage: **0.00** For Tax Year: **2023**
 Flood Plain: P.I.D.: **003-137-066** Tax Inc. Utilities?: **No**
 View: : Tour: **Virtual Tour URL**
 Complex / Subdiv: **City Pointe**
 First Nation Reserve:
 Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Corner Unit**
 Construction: **Frame - Wood**
 Exterior: **Brick, Stucco**
 Foundation: **Concrete Perimeter**
 Renovations:
 # of **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Tar & Gravel**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Parking: **Garage; Underground**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 2, PLAN VAS1623, DISTRICT LOT 185, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Elevator, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Microwave**

Finished Floor (Main): 738	Units in Development: 8	Tot Units in Strata: 8	Locker: Yes
Finished Floor (Above): 0	Exposure:	Stores in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Self Managed	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$479.70	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Management, Sewer, Snow removal		
Finished Floor (Total): 738 sq. ft.			
Unfinished Floor: 0			
Grand Total: 738 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed	# of Pets: 1	Cats: Yes Dogs: Yes
Suite: None	Restricted Age:		
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Rooms: 7			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	8'9 x 7'6			x	1	Main	4	No
Main	Nook	5'5 x 5'11			x	2			
Main	Living Room	16'7 x 11'6			x	3			
Main	Dining Room	8'8 x 8'1			x	4			
Main	Bedroom	10'1 x 12'6			x	5			
Main	Walk-In Closet	10'1 x 4'7			x	6			
Main	Solarium	8'3 x 18'3			x	7			
		x			x	8			

Listing Broker(s): **Sutton Group-West Coast Realty**

Dream home in the West End! COMPLETELY UPDATED 738 sq ft suite with an additional 149 sqft solarium that is being used as an office & exercise room for a total of 887 sq ft of space (149 not included in total sq ft) Bright, well lit home. Modern kitchen with quartz counters, herringbone backsplash, under counter lighting, S/S appliances & pantry storage. Nook with window off the kitchen. Entertainer's dream; dedicated dining room that opens to a spacious living room with a balcony on one side & the new solarium on the other. Beautiful new wood floors & renewed gas fireplace that warms up the suite. The master bedroom fits a king size bed & has a large walk-in closet. Spa-like bathroom with heated floors. 1 parking & 2 storage. Rainscreened building with proactive strata.