



Presented by:

# Esther Wong

Sutton Group-West Coast Realty  
Phone: 604-710-0364  
http://www.estherwong.ca  
esther@estherwong.ca



**Sold**  
**R2625081**  
Board: V  
Apartment/Condo

## 306 1082 SEYMOUR STREET

Vancouver West  
Downtown VW  
V6B 1X9

Residential Attached

**\$625,000** (LP)

**\$635,000** (SP) **M**



Sold Date: <b>10/19/2021</b>	If new, GST/HST inc?:	Original Price: <b>\$625,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>1</b>	Approx. Year Built: <b>2006</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>15</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>CD1</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,595.68</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2021</b>
Flood Plain:	P.I.D.: <b>026-711-907</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>No</b>		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv: <b>Freesia</b>		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Inside Unit**  
Construction: **Concrete**  
Exterior: **Concrete, Glass, Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

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

Legal: **STRATA LOT 26, PLAN BCS1903, DISTRICT LOT 541, GROUP 1, 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, Exercise Centre, Garden, In Suite Laundry, Concierge**

Site Influences:  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave**

Finished Floor (Main):	<b>555</b>
Finished Floor (Above):	<b>0</b>
Finished Floor (AbvMain2):	<b>0</b>
Finished Floor (Below):	<b>0</b>
Finished Floor (Basement):	<b>0</b>
Finished Floor (Total):	<b>555 sq. ft.</b>
Unfinished Floor:	<b>0</b>
Grand Total:	<b>555 sq. ft.</b>

Units in Development: **185** Tot Units in Strata: Locker: **No**  
Exposure: Storeys in Building:  
Mgmt. Co's Name: **Rancho Management** Mgmt. Co's #: **604-684-4508**  
Maint Fee: **\$324.95** Council/Park Apprv?:  
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **6**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**  
Restricted Age: # of Pets: **1** Cats: **Yes** Dogs: **Yes**  
# or % of Rentals Allowed:  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'10 x 9'			x	1	Main	4	No
Main	Dining Room	9'1 x 4'7			x	2			
Main	Kitchen	8'10 x 7'1			x	3			
Main	Den	8'10 x 4'4			x	4			
Main	Bedroom	12'5 x 8'10			x	5			
Main	Foyer	9'8 x 4'10			x	6			
					x	7			
					x	8			

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

**Immaculate one bedroom & den home at Freesia with an efficient floorplan. No wasted space & lots of furniture placement options. The open kitchen features sleek black granite, stainless steel appliances, timeless cabinets, backsplash & breakfast bar. The spacious den off the kitchen can function as a pantry, storage or office space. The bedroom is large enough for a king sized bed & other furniture. Updates include the tasteful paint colors & German made laminate floors. Freesia is a well managed building with Concierge service, well equipped gym & garden located in the center of the city close to restaurants, parks, services and everything downtown has to offer. Pet and rentals allowed. Fantastic home or investment property!**