



Presented by:

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Sold
R2464863
Board: V
Apartment/Condo

420 1445 MARPOLE AVENUE

Vancouver West
Fairview VW
V6H 1S5

Residential Attached

\$489,000 (LP)

\$475,000 (SP) **M**



Sold Date: 6/22/2020	Frontage (feet):	Original Price: \$489,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 1952
Depth / Size (ft.):	Bedrooms: 1	Age: 68
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: CD-1
Flood Plain: No	Full Baths: 1	Gross Taxes: \$1,082.56
Council Apprv?:	Half Baths: 0	For Tax Year: 2019
Exposure: West	Maint. Fee: \$266.97	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 003-330-362
Mgmt. Co's Name: First Service Residential		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-683-8900		
View: Yes: from roof top		
Complex / Subdiv: Hycroft Tower		
Services Connected: Electricity, Water		
Sewer Type: City/Municipal		

Style of Home: Upper Unit	Total Parking: 0	Covered Parking: 0	Parking Access: Side
Construction: Concrete	Parking: None, Other		Locker: Y
Exterior: Concrete			Dist. to School Bus:
Foundation: Concrete Perimeter	Reno. Year: 2015	Dist. to Public Transit: 1/2 blk	Total Units in Strata: 158
Rain Screen:	R.I. Plumbing:	Units in Development: 158	
Renovations: Partly		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel:	R.I. Fireplaces:	Fixtures Leased: No	
Fuel/Heating: Hot Water, Radiant	# of Fireplaces: 0	Fixtures Rmvd: Yes: Liv/rm TV and bracket	
Outdoor Area: Rooftop Deck		Floor Finish: Hardwood, Other	
Type of Roof: Torch-On			

Maint Fee Inc: **Caretaker, Electricity, Gardening, Heat, Hot Water, Management, Snow removal, Water**
 Legal: **STRATA LOT 68, PLAN VAS90, DISTRICT LOT 526, 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, Shared Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Dishwasher, Drapes/Window Coverings, Microwave, Refrigerator, Smoke Alarm, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7' x 3'6"			x			x
Main	Living Room	12' x 12'6"			x			x
Main	Dining Room	8' x 12'			x			x
Main	Kitchen	9' x 6'			x			x
Main	Master Bedroom	13'8" x 10'2"			x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 580	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 1	Cats: Yes	Dogs: No	3				Pool:
Finished Floor (Total): 580 sq. ft.	# or % of Rentals Allowed: 0			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Not Allowed			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 580 sq. ft.				7				
				8				

Listing Broker(s): **RE/MAX Crest Realty**

Welcome to beautiful Fairview and the iconic Hycroft Tower, a sought-after, mid-century modern concrete gem located in the heart of trendy S. Granville shopping district. This lovely 1 bed unit comes with a renovated kitchen, complete with SS appliances incl dishwasher, new cabinets, quartz counters and cork floor. Principal rooms retain original hardwood floors and have tons of natural light; Mstr bedroom is large; some built-in storage. Revel in the jaw-dropping panoramic views from the unparalleled rooftop deck; unbeatable sunsets and fireworks are in your future! Steps to trendy shops, eateries and transportation. The best of urban living.