



Presented by:
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Sold
R2240525
 Board: V
 Apartment/Condo

1603 1188 RICHARDS STREET
 Vancouver West
 Yaletown
 V6B 3E6

Residential Attached
\$949,000 (LP)
\$980,000 (SP)



List Date: **2/16/2018** Frontage (feet):
 Days on Market: **11** Frontage (metres):
 Sold Date: **2/27/2018** Bedrooms: **2**
 Meas. Type: Bathrooms: **2**
 Depth / Size (ft.): Maint. Fee: **\$311.14**
 Lot Area (sq.ft.): **0.00** Council Apprv?:
 Flood Plain: **No** Exposure:
 If new, GST/HST inc?:
 Mgmt. Co's Name: **FIRST SERVICE**
 Mgmt. Co's Phone: **604-683-8900**
 View: **Yes: SW VIEW OVER EMERY BARNES PARK**
 Complex / Subdiv: **PARK PLAZA**
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Original Price: **\$949,000**
 Approx. Year Built: **1995**
 Age: **23**
 Zoning: **DD**
 Gross Taxes: **\$1,985.14**
 For Tax Year: **2017**
 Tax Inc. Utilities?: **No**
 P.I.D.: **023-248-351**
 Tour:

Style of Home: **Corner Unit, End Unit**
 Construction: **Concrete**
 Exterior: **Brick, Glass, Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Full**
 Renovations: **Completely**
 Water Supply: **City/Municipal**
 Fireplace Fuel: **None**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **None**
 Type of Roof: **Other**

Reno. Year: **2015**
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Parking: **Garage; Underground**
 Locker: **N**
 Dist. to Public Transit: **.05 BLK**
 Units in Development: **186**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Mixed**

Dist. to School Bus: **1 BLK**
 Total Units in Strata: **186**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**
 Legal: **PL LMS2174 LT 119 DL 541 LD 36. 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: **Bike Room, Elevator, Exercise Centre, In Suite Laundry, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'2 x 14'8			x			x
Main	Kitchen	11' x 6'			x			x
Main	Dining Room	10' x 7'			x			x
Main	Master Bedroom	11' x 10'			x			x
Main	Bedroom	10'5 x 9'1			x			x
Main	Storage	8'8 x 3'8			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	904	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: No	Dogs: Yes	3				Pool:
Finished Floor (Total):	904 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Grand Total:	904 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Dexter Associates Realty**

Bright 2 bedroom corner suite with floor to ceiling windows and an open westerly view over Emery Barnes Park in vibrant central Yaletown. Attractive open kitchen has been professionally redesigned to feature the perfect countertop eating entertaining area. Former glass enclosed solarium has been converted into a dining area for your table and set, improving the floor plan. The two full bathrooms have also been fully updated to a current and modern standard. In suite laundry & storage. Park Plaza: fully rain screened in 2007 including new windows; building was repiped in 2012, elevators modernized and lobby renewed. One of the best maintained buildings in Yaletown. Showings start Wed Feb 21. Rentals allowed, dogs ok, cats not! OPEN HOUSES: FRI am 10:30 - 12. SAT & SUN 2:00 - 4:00 BOTH DAYS.