



Presented by:
Margaret Leung
 RE/MAX Real Estate Services
 Phone: 604-263-2823
<http://www.margaretleungrealty.com>
 mleun22@telus.net



Active **55 1425 LAMEY'S MILL ROAD** Residential Attached
R2956339 Vancouver West **\$899,000** (LP)
 Board: V False Creek **(SP)** **M**
 Apartment/Condo V6H 3W2



Sold Date: If new, GST/HST inc?: Original Price: **\$899,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1982**
 Frontage(feet): Bathrooms: **2** Age: **43**
 Frontage(metres): Full Baths: **2** Zoning: **FCCDD**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,457.66**
 Sq. Footage: **0.00** For Tax Year: **2024**
 Flood Plain: P.I.D.: **006-314-431** Tax Inc. Utilities?: **No**
 View: **Yes :COURTYARD**
 Complex / Subdiv: **Harbour Terrace**
 First Nation Reserve:
 Services Connctd: **Electricity, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Upper Unit**
 Construction: **Concrete**
 Exterior: **Mixed, Stucco**
 Foundation: **Concrete Perimeter**
 Renovations: **Partly**
 # of Fireplac... R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Underground**
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Title to Land: **Leasehold prepaid-Strata**
 Property Disc.: **No**
 Fixtures Lease... **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Laminate, Mixed**

Legal: **STRATA LOT 38 FALSE CREEK LEASEHOLD STRATA PLAN VR. 1157 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**

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

Site Influences: **Central Location, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 1,406	Units in Development: 57	Tot Units in Strata: 57	Locker: Yes
Finished Floor (Above): 0	Exposure: Southeast	Storeys in Building: 8	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 604-683-8900	
Finished Floor (Below): 0	Maint Fee: \$816.75	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Hot Water, Management, Water		
Finished Floor (Total): 1,406 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Grand Total: 1,406 sq. ft.	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Suite:	# or % of Rentals Allowed:		
Basement: None	Short Term (<1yr)Rnt/Lse Alwd?: Yes		
Crawl/Bsmt. Ht:	Short Term Lse-Details:		
# of Kitchens: 1	per Bylaws min 30 days		
# of Levels: 1			
# of Rooms: 8			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	14'10 x 5'3				1	Main	4	Yes
Main	Living Room	20'2 x 15'10				2	Main	3	No
Main	Dining Room	11'5 x 9'4				3			
Main	Kitchen	10'9 x 10'1				4			
Main	Primary Bedroom	17'9 x 12'10				5			
Main	Walk-In Closet	10'4 x 7'11				6			
Main	Bedroom	12'11 x 9'3				7			
Main	Laundry	9' x 5'11				8			

Listing Broker(s): **RE/MAX Real Estate Services** **RE/MAX Real Estate Services**

Looking for a big space, in the right place, on one level, with 2 side by side parking, to call home? This Harbour Terrace home offers a prepaid City of Vancouver lease extended to 2050 with 20 year amortization available and no PTT, PLUS an additional 10-year extension available until 2060! Spanning 1,406 sq. ft., this 2-bed, 2-bath home features entertainment-sized living/dining areas, a large east-facing covered balcony, and a kitchen with a generous island. The primary suite boasts a walk-in closet and 4-piece ensuite. Laundry room, 2 parking stalls, and a storage locker included. Enjoy peace of mind with \$9M in recent building upgrades (2023). Steps to Granville Island, seawall, and parks. Two pets allowed! BUY WITH CONFIDENCE!