



Presented by:

Margaret H Leung

RE/MAX Margaret Leung Realty

Phone: 604-263-2823

www.margaretleungrealty.com

mleun22@telus.net



Active
R2057689

Board: V
Apartment/Condo

1706 950 CAMBIE STREET

Vancouver West
Yaletown
V6B 5Y1

Residential Attached

\$799,999 (LP)

(SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$799,999**
 Meas. Type: **Feet** Frontage (metres): _____ Approx. Year Built: **1993**
 Depth / Size (ft.): _____ Bedrooms: **2** Age: **23**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **DD**
 Flood Plain: _____ Full Baths: **2** Gross Taxes: **\$1,962.12**
 Approval Req?: _____ Half Baths: **0** For Tax Year: **2015**
 Exposure: **Northwest** Maint. Fee: **\$508.56** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: _____ P.I.D.: **018-257-747**
 Mgmt. Co's Name: **AWM Alliance** Tour: _____
 Mgmt. Co's Phone: **604-685-3227**
 View: **Yes: City**
 Complex / Subdiv: _____
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: Upper Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Front
Construction: Concrete	Parking: Garage; Underground		Locker: N
Exterior: Mixed	Reno. Year: 2016	Dist. to Public Transit:	Dist. to School Bus:
Foundation: Concrete Perimeter	R.I. Plumbing:	Units in Development: 190	Total Units in Strata: 190
Rain Screen:	R.I. Fireplaces:	Title to Land: Freehold Strata	
Renovations: Partly	# of Fireplaces: 0	Seller's Interest: Registered Owner	
Water Supply: City/Municipal		Property Disc.: No	
Fireplace Fuel: None		Fixtures Leased: No	
Fuel/Heating: Baseboard, Electric		Fixtures Rmvd: _____	
Outdoor Area: None		Floor Finish: Hardwood, Laminate, Mixed	
Type of Roof: Other			

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**
Legal: **PL LMS869 LT 113 LD 36**

Amenities: **Elevator, Exercise Centre, Garden, In Suite Laundry, Pool; Indoor**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'8 x 11'			x			x
Main	Kitchen	8' x 7'			x			x
Main	Dining Room	12' x 11'			x			x
Main	Master Bedroom	13' x 12'			x			x
Main	Bedroom	11' x 9'5			x			x
Main	Den	10' x 7'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,081	# 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	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats: N	Dogs: N	3				Pool:
Finished Floor (Total): 1,081 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Not Allowed, Rentals Allowed			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 1,081 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **RE/MAX Margaret Leung Realty**

Spacious NW corner unit with no space wasted. Plenty of natural light and view of city and partial view of False Creek. Newly painted and new laminate flooring. 2 bdrm + large den (can be 3rd bedroom). Gourmet kitchen featuring granite counter tops and quality appliances. Brazilian dark cherry hardwood floors in living and dining rooms. Updated bathrooms. The building has great amenities with an indoor pool, jacuzzi and fitness centre. A great home in a fantastic location close to shopping, restaurants, library, seawall, Canada Line and everything Yaletown has to offer. Sorry no pets. Rentals ok. Public open Sunday April 17, 1 - 3 p.m. Easy to show.