



Presented by:  
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**Active**  
**R2896006**  
Board: V  
Apartment/Condo

**55 1425 LAMEY'S MILL ROAD**

Vancouver West  
False Creek  
V6H 3W2

Residential Attached  
**\$1,048,000** (LP)  
(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$1,048,000</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Approx. Year Built: <b>1982</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>42</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Zoning: <b>FCCDD</b>
Flood Plain:	Full Baths: <b>2</b>	Gross Taxes: <b>\$2,386.49</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2023</b>
Exposure:	Maint. Fee: <b>\$816.75</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>006-314-431</b>
Mgmt. Co's Name: <b>First Service Residential</b>		Tour:
Mgmt. Co's Phone: <b>604-683-8900</b>		
View: <b>:</b>		
Complex / Subdiv: <b>Harbour Terrace</b>		
Services Connected: <b>Electricity, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>		

Style of Home: <b>Upper Unit</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Concrete</b>	Parking: <b>Garage; Underground</b>		Locker: <b>Y</b>
Exterior: <b>Mixed, Stucco</b>			Dist. to School Bus:
Foundation: <b>Concrete Perimeter</b>	Reno. Year:	Dist. to Public Transit:	Total Units in Strata:
Rain Screen:	R.I. Plumbing:	Units in Development:	
Renovations:		Title to Land: <b>Leasehold prepaid-Strata</b>	
Water Supply: <b>City/Municipal</b>	Metered Water:	Property Disc.: <b>No</b>	
Fireplace Fuel: <b>None</b>	R.I. Fireplaces:	Fixtures Leased: <b>:</b>	
Fuel/Heating: <b>Baseboard, Electric</b>	# of Fireplaces:	Fixtures Rmvd: <b>:</b>	
Outdoor Area: <b>Balcony(s)</b>		Floor Finish: <b>Laminate, Mixed</b>	
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Garbage Pickup, Management**  
Legal: **STRATA LOT 38, PLAN VAS1157, DISTRICT LOT FC, GROUP 1, NEW WESTMINSTER LAND DISTRICT, MEVA#801134, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR**  
Amenities: **Elevator, In Suite Laundry, Wheelchair Access**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'10 x 20'			x			x
Main	Dining Room	9'4 x 11'5			x			x
Main	Kitchen	10' x 10'9			x			x
Main	Primary	12'10 x 17'9			x			x
Main	Walk-In Closet	7' x 10'4			x			x
Main	Bedroom	9'3 x 12'11			x			x
Main	Laundry	5'11 x 9'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>1,406</b>	# of Rooms: <b>7</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>1,406 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>1,406 sq. ft.</b>				7				
				8				

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

**Harbour Terrace in beautiful False Creek. Concrete low rise building. This spacious home of 1406 sq.ft. offers 2 bedrooms, 2 bathrooms, entertainment sized living and dining rooms open to a big covered balcony facing quiet inner courtyard. Kitchen with a big island. Large master bedroom with walk-in-closet and full ensuite. Laundry room with lots of storage space. COV fully pre-paid lease to September 2050. \$9M extensive building envelope repairs including roof, windows, balconies, decks etc. completed in 2023. Steps to Granville Island, seawall, park, Community Centre, shops, restaurants, theatre etc. 2 side-by-side parking, 1 locker. 2 Pets allowed. BUY WITH CONFIDENCE.**