



Presented by:
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OAKWYN REALTY

Active
R2489466
Board: V
Apartment/Condo

203 1740 COMOX STREET

Vancouver West
West End VW
V6G 2Z1

Residential Attached

\$539,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$539,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 1976
Depth / Size (ft.):	Bedrooms: 1	Age: 44
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: RM-5A
Flood Plain:	Full Baths: 1	Gross Taxes: \$1,399.54
Council Apprv?:	Half Baths: 0	For Tax Year: 2019
Exposure: Northwest	Maint. Fee: \$400.84	Tax Inc. Utilities?:
If new, GST/HST inc?:	Mgmt. Co's Name: FIRST SERVICE RESIDENTIAL	P.I.D.: 003-513-009
Mgmt. Co's Phone: 604-683-8900	Mgmt. Co's Name: FIRST SERVICE RESIDENTIAL	Tour:
View: :	Mgmt. Co's Phone: 604-683-8900	
Complex / Subdiv: THE SANDPIPER	View: :	
Services Connected: Electricity, Water	Complex / Subdiv: THE SANDPIPER	
Sewer Type: City/Municipal	Services Connected: Electricity, Water	
	Sewer Type: City/Municipal	

Style of Home: Corner Unit, Upper Unit	Total Parking: 1	Covered Parking: 1	Parking Access:
Construction: Concrete	Parking: Garage; Underground		Locker: Y
Exterior: Concrete			Dist. to School Bus: 1/2 BLK
Foundation: Concrete Perimeter			Total Units in Strata: 113
Rain Screen:	Reno. Year:	Dist. to Public Transit: 1/2 BLK	
Renovations: Completely	R.I. Plumbing:	Units in Development:	
Water Supply: City/Municipal	Metered Water:	Title to Land: Freehold Strata	
Fireplace Fuel:	R.I. Fireplaces:	Property Disc.: Yes	
Fuel/Heating: Baseboard, Hot Water	# of Fireplaces: 0	Fixtures Leased: No	
Outdoor Area: Balcny(s) Patio(s) Dck(s)		Fixtures Rmvd: No	
Type of Roof: Tar & Gravel		Floor Finish: Laminate, Mixed, Tile	

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Heat, Hot Water**
 Legal: **STRATA LOT 8, PLAN VAS320, DISTRICT LOT 185, 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**
 Amenities: **Bike Room, Elevator, Garden, Shared Laundry**
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Treed**
 Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'1 x 5'11			x			x
Main	Bedroom	10'10 x 10'9			x			x
Main	Kitchen	6'9 x 6'10			x			x
Main	Dining Room	10'1 x 7'1			x			x
Main	Living Room	14'0 x 11'11			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 627	# 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: Yes	3				Pool:
Finished Floor (Total): 627 sq. ft.	# or % of Rentals Allowed: 15			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 627 sq. ft.				7				
				8				

Listing Broker(s): **Stilhavn Real Estate Services**

Located steps from Denman Street this bright & quiet corner 1 bedroom suite has been tastefully renovated and is in move-in condition. Peaceful tree-lined outlook from the North West facing balcony. Updates include completely redone bathroom, laminate flooring, custom closets, and newer appliances. Unbeatable West End location steps to shops, restaurants, cafes, Stanley Park & English Bay. Well managed pet friendly strata nestled in with a beautifully manicured garden. Proactive concrete building with upgrades to windows, elevators and exterior.