

Vancouver West, Downtown VW **MLS# V1042923** Residential Attached  
**# 306 1177 HORNBY ST, V6Z 2E9** **Active**



1 / 20  
 List Price: **\$363,500** Previous Price:  
 Subdiv/Complex: **LONDON PLACE**  
 Frontage: Approx Yr Blt: **1982** PID: **019-089-996**  
 Depth/Size: Type: **Apartment/Condo**  
 Lot SqFt: **0** Age at List Date: **32** Zoning: **DD**  
 Exposure: Bedrooms: **1** Taxes: **\$1,177 (2013)**  
 Stories in Bldg: Bathrooms: **1** If New GST/HST Incl:  
 Flood Plain: Full Baths: **1** Tax Incl Utilities: **No**  
 Meas. Type: Half Baths: **0** Apprvl Reqd:  
 Fixtures Lsd: **N**  
 Fixt Removed: **N**  
 View: **Y - CITY VIEW**

Style of Home: **Corner Unit, End Unit** Total Parking: **1** Covered Parking: **1**  
 Construction: **Concrete** Parking Access: **Side**  
 Foundation: **Concrete Perimeter** Parking Facilities: **Garage; Underground**  
 Exterior: **Brick, Concrete, Glass**  
 Rain Screen: R/I Plumbing:  
 Type of Roof: **Tar & Gravel** Dist to Public Trans: **1/2** Dist to School/Bus: **1/2**  
 Renovations: **Completely, Partly** Reno Year: Units in Development: **143** Total Units in Strata: **143**  
 Flooring: **Laminate** Locker: **Yes**  
 Water Supply: **City/Municipal** Possession:  
 Heat/Fuel: **Forced Air, Natural Gas** Title to Land: **Freehold Strata**  
 No. of Fireplaces: **0** R/I Fireplaces: Seller's Interest: **Registered Owner**  
 Fireplace Fuel: Mortgage Info: **\$0**  
 Outdoor Area: **None** Property Disclosure: **Y**  
 Mngmt Co: **RANCHO PM** Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Allowed w/Restrictions**  
 Mngmt Ph: **604-331-4274** Maint Fee: **\$314.18**

Maint Charge Incl: **Caretaker, Gardening, Garbage Pickup, Heat, Hot Water, Management, Recreation Facility**

Legal: **PL LMS1757 LT 15 DL 541 LD 36 IN PROPORTION TO THE UNIT ENTITLEMENT OF THE**  
 Amenities: **Elevator, Exercise Centre, Recreation Center, Sauna/Steam Room, Shared Laundry, Swirlpool/Hot Tub**  
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave, Smoke Alarm, Sprinkler - Fire, Windows - Thermo**  
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'8 X 11'6						
Main F.	Dining	8' X 7'						
Main F.	Kitchen	11' X 11'						
Main F.	Bedroom	10'6 X 9'						
Main F.	Den	9' X 8'						

**Floor Area (SqFt):** Total # Rooms: **5** **Bathrooms:**  
 Finished Floor Area Main: **672** Finished Levels: **1** **1 4 Piece; Ensuite: N; Level: Main F.**  
 Finished Floor Area Up: **0** Basement Area: **None** 2  
 Finished Floor Area Down: **0** 3  
 Finished Floor Area Bsmt: **0** Bsmt Height: 4  
 Total Finished Floor Area: **672** Restricted Age: 5  
 # Pets / Cats; Dogs: / **Cats: Yes; Dogs: Yes** 6  
 Unfinished Floor Area: **0** # or % Rentals: **S** 7  
 Grand Total Floor Area: **672** 8

Listing Broker(s): **Sutton Grp-West Coast (Brdwy)**

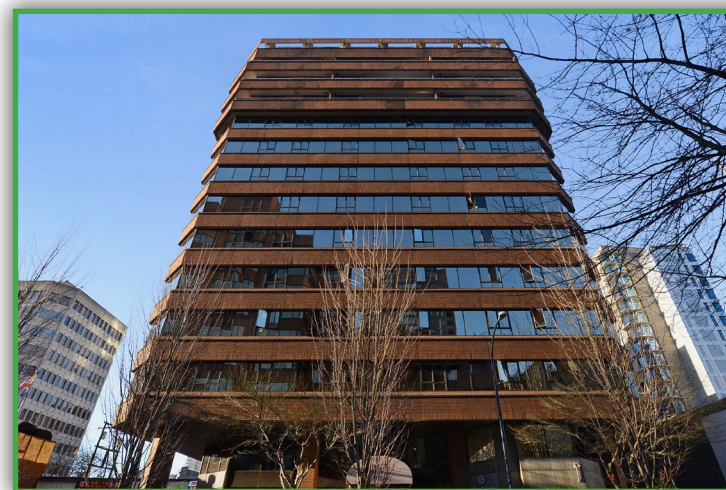
**Completely Renovated Designer One Bdrm & Den @London Place! Fantastic Open Concept + Light throughout! Warm & Bright Designer Colors, Brand New Kitchen w/Quartz Countertops, New Stainless Backsplash Tiles & Appliances, Gooseneck Faucet & Double Undermount Sink. Brand New Coffee Laminate Hardwood Floors throughout . . . Tinted Wall to Wall Windows, Commercial Grade Construction converted to condos in 1994 (built to last Proactive Complex). Low strata fees incl heat + hot water + free laundry + Rooftop Patio with Views + 2 Storage Lockers, Parking, Gym, Sauna, Hot Tub. Pets allowed, Rentals with Restrictions. Unbelievable Central Location close to everything!!!**

# Welcome To

## #306 1177 Hornby St, Vancouver







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Completely Renovated Designer One Bdrm & Den @ London Place! Fantastic Open Concept + Light throughout! Warm & Bright Designer Colors, Brand New Kitchen w/ Quartz Countertops, New Stainless Backsplash Tiles & Appliances, Gooseneck Faucet & Double Undermount Sink. Brand New Coffee Laminate Hardwood Floors throughout . . . Tinted Wall to Wall Windows, Commercial Grade Construction converted to condos in 1994 (built to last Proactive Complex). Low strata fees incl heat + hot water + free laundry + Rooftop Patio with Views + 2 Storage Lockers, Parking, Gym, Sauna, Hot Tub. Pets allowed, Rentals with Restrictions. Unbelievable Central Location close to everything!!!

Strata Fees	\$314.18
Parking	1
Type	Condo
Age	32 years
Style	Corner End Unit
Bedrooms	1
Bathrooms	1
Size	672 ft. <sup>2</sup>

For more photos and a virtual tour, please visit: [www.therealsolutionsgroup.ca](http://www.therealsolutionsgroup.ca)



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