


Vancouver West, False Creek **MLS# V1046312** Residential Attached
204 1750 W 3RD AV, V6J 1K4 **Active**

1 / 20		List Price: \$1,178,800	Previous Price:
Subdiv/Complex: DWELLINGS ON 3RD			
Frontage:	Approx Yr Blt: 2008	PID: 027-372-758	Type: Townhouse
Depth/Size:		Zoning: CD-1	Taxes: \$4,271 (2013)
Lot SqFt: 0	Age at List Date: 6	If New GST/HST Incl: Yes	Tax Incl Utilities: No
Exposure: S	Bedrooms: 2	Apprvl Reqd:	
Stories in Bldg: 3	Bathrooms: 3		
Flood Plain: No	Full Baths: 2		
Meas. Type:	Half Baths: 1		
Fixtures Lsd: N			
Fixt Removed: N			
View: Y - ENGLISH BAY, MOUNTAINS & CITY			

Style of Home: Upper Unit	Total Parking: 2	Covered Parking: 2
Construction: Concrete	Parking Access: Lane	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground	
Exterior: Aluminum, Concrete, Glass		
Rain Screen: Full	R/I Plumbing:	
Type of Roof: Torch-On	Dist to Public Trans: 1/2	Dist to School/Bus: 1/2
Renovations: Partly	Units in Development: 10	Total Units in Strata: 10
Flooring: Concrete, Tile	Locker: Yes	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Hot Water, Radiant, Natural Gas	Title to Land: Freehold Strata	
No. of Fireplaces: 1	R/I Fireplaces:	Seller's Interest: Registered Owner
Fireplace Fuel: Gas - Natural	Mortgage Info: \$0	
Outdoor Area: Patio(s), Rooftop Deck, Sundeck(s)		
Mngmt Co: PRUDENTIAL PM	Property Disclosure: Y	
Mngmt Ph: 604-263-8800	Bylaw Restrictions: Pets Allowed, Rentals Allowed	
Maint Fee: \$513.42		

Maint Charge Incl: **Gardening, Garbage Pickup, Hot Water, Management, Snow removal**

Legal: **PL BCS2737 LT 20 DL 526 LD 36 THE STRATA LOT AS SHOWN ON FORM V.**

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

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave, Security System, Smoke Alarm, Sprinkler - Fire, Windows - Thermo**

Site Influences: **Central Location, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11'9 X 11'4						
Main F.	Kitchen	10' X 10'						
Main F.	Dining	12'4 X 10'6						
Main F.	Den	9'7 X 8'2						
Main F.	Entrance Hall	8' X 8'						
Main F.	Storage	7' X 3'7						
Above	Master Bedroom	15' X 11'8						
Above	Bedroom	11'7 X 10'4						
Above	Walk-In Closet	7'10 X 6'1						

Floor Area (SqFt):	Total # Rooms: 9	Bathrooms:
Finished Floor Area Main: 791	Finished Levels: 2	1 3 Piece; Ensuite: Y; Level: Above
Finished Floor Area Up: 612	Basement Area: None	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down: 0	Bsmt Height:	3 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Bsmt: 0	Restricted Age:	4
Total Finished Floor Area: 1,403	# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes	5
Unfinished Floor Area: 0	# or % Rentals:	6
Grand Total Floor Area: 1,403		7
		8

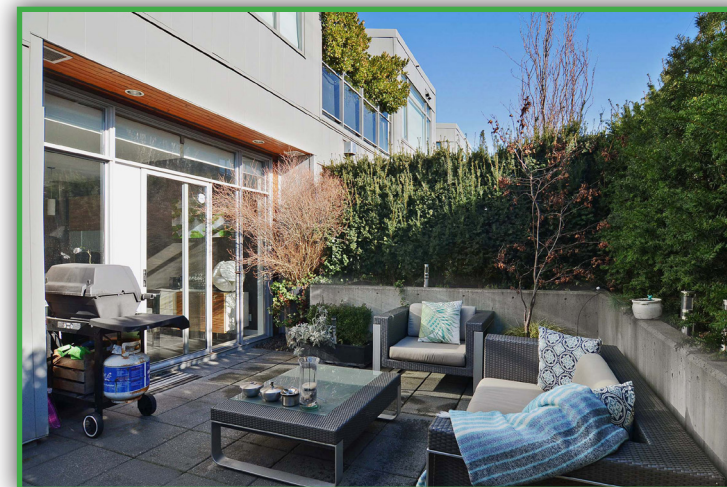
Listing Broker(s): **Sutton Grp-West Coast (Brdwy)**

ULTRA Chic, Fully Secured & Private 2 Garden TERRACE+SKYDECK, 1 of a kind URBAN T/H OASIS in Prime N.of 4th Kits/Granville Island. Light Filled, Sleek, Modern Architecture of Commercial Grade, Concrete/Steel/Glass Construction. Let your chi your child/pets roam free for Peace of Mind! 11ft ceilings on Main, 2 Bdrm+Den (or 3rd Bdrm), 2.5 baths of IMPECCABLE STYLE & FINISHINGS, Sumptuous Kitchen complete w/ Zebano Millwork, Jenn-Air S/S Appl, Composite Stone Counters, 24"x24" Italian porcelain Tile+2 Insuite Storages. Sun bathed, S.Facing 600 SF of DECKS. City, Engl.Bay & MTN VIEWS. Upper landscaped, Courtyard Entry, EXCLUSIVE 10 units. 2 PKG, LIVE the DREAM in the next 'Yaletown':Finest Restaurants,Parks,Beaches&Shopping HUB...

Welcome To

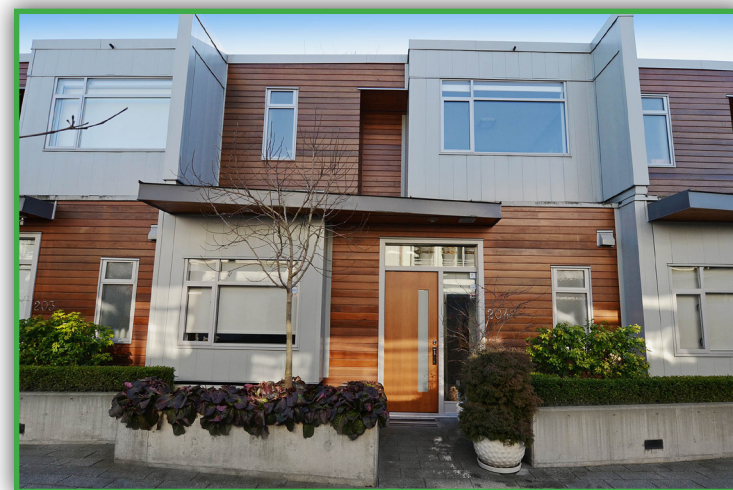
#204 1750 W 3rd Ave, Vancouver





#204 1750 W 3rd Ave, Vancouver

ULTRA Chic, Fully Secured & Private 2 Garden TERRACE + SKYDECK, 1 of a kind URBAN T/H OASIS in Prime N.of 4th Kits/Granville Island. Light Filled, Sleek, Modern Architecture of Commercial Grade, Concrete/Steel/Glass Construction. Let your chi your child/pets roam free for Peace of Mind! 11ft ceilings on Main, 2 Bdrm+Den (or 3rd Bdrm), 2.5 baths of IMPECCABLE STYLE & FINISHINGS, Sumptuous Kitchen complete w/ Zebrano Millwork, Jenn-Air S/S Appl, Composite Stone Counters, 24"x24" Italian porcelain Tile+2 Insuite Storages. Sun bathed, S.Facing 600 SF of DECKS. City, Engl.Bay & MTN VIEWS. Upper landscaped, Courtyard Entry, EXCLUSIVE 10 units. 2 PKG, LIVE the DREAM in the next 'Yaletown':Finest Restaurants, Parks, Beaches & Shopping HUB...



Strata Fees	\$513.42
Parking	2
Type	Townhouse
Age	6 years
Style	Upper Unit
Bedrooms	2
Bathrooms	Full:2 Half:1
Size	1403 ft. ²

For more photos and a virtual tour, please visit: www.therealsolutionsgroup.ca



Liana Yap
604-729-2126
lianyap@telus.net

Alan Au
604-828-6021
alanau@shaw.ca

Bo Park
604-377-7899
bo@bopark.ca

Sutton Group Westcoast Realty
#301 1508 W Broadway
Vancouver BC V6J 1W8