



Presented by:
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Welcome To
#1706 1288 Alberni Street, Vancouver

Active
R2221014
 Board: V
 Apartment/Condo

1706 1288 ALBERNI STREET
 Vancouver West
 West End VW
 V6E 4N5

Residential Attached
\$948,880 (LP)
 (SP)



Sold Date: Frontage (feet): Original Price: **\$948,880**
 Meas. Type: Frontage (metres): Approx. Year Built: **1997**
 Depth / Size (ft.): Bedrooms: **2** Age: **20**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD-1**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$2,013.61**
 Council Apprv?: Half Baths: **0** For Tax Year: **2017**
 Exposure: Maint. Fee: **\$413.95** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **Yes** P.I.D.: **023-485-426**
 Mgmt. Co's Name: **FIRST SERVICE RESIDENTIAL** Tour: [Virtual Tour URL](#)
 Mgmt. Co's Phone: **604-683-8900**
 View: **Yes: CORRIDOR WATER, PARK, MTN VIEW**
 Complex / Subdiv: **THE PALISADES**
 Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **1 Storey, Upper Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Forced Air**
 Outdoor Area: **None**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Underground**
 Locker: **Y**
 Dist. to Public Transit: **1 BLK**
 Units in Development: **272**
 Total Units in Strata:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Tile**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water**
 Legal: **PL LMS2472 LT 84 DL 185 LD 36**

Amenities: **Bike Room, Elevator, Exercise Centre, Garden, In Suite Laundry, Storage**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Smoke Alarm, Sprinkler - Fire, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8' x 5'			x			x
Main	Living Room	20' x 17'			x			x
Main	Dining Room	8' x 7'			x			x
Main	Kitchen	8' x 6'			x			x
Main	Master Bedroom	11' x 10'			x			x
Main	Bedroom	9' x 9'			x			x
Main	Den	8' x 5'			x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	888	# of Rooms:7	# 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	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	888 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Grand Total:	888 sq. ft.	Basement: None			6				
					7				
					8				

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

Meticulously Kept, 1 Owner, Stanley Park View & Coal Harbour Water Views, 2 Bedroom+Den, 2 bath Home in Landmark, Award winning Palisades! Premier location in the city's Golden Triangle of High end Boutiques, Hotels, Restaurants. This bright and spacious Home is a Value Buy just awaiting Your Designer Touches OR Buy and Hold for Amazing Revenue, Furniture Pkg Optional, Laminate H/W & Marble Flrs throughout, etc. 24 Hr Concierge, Gym, Library, 18 ft Lobby with Koi Pond, exquisite Japanese Gardens, 1 parking/1 storage locker. 3 pets & No Rental Restrictions. OPEN HOUSES: FRI, NOV 10TH, 5:00-6:30 PM & SAT, NOV 11TH, 1:00-3:00 PM.

REA Full Public
 The enclosed information, while deemed to be correct, is not guaranteed.
 PREC* indicates 'Personal Real Estate Corporation'.
 11/09/2017 03:50 PM



Liana C. Yap | LIANA'S SHOWCASE
 PERSONAL REAL ESTATE CORPORATION

This communication is not intended to cause or induce breach of an existing agency agreement.





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Strata Fees	\$413.95
Parking	Garage; Underground
Type	Condo
Year Built	1997
Style	1 Storey, Upper Unit
Bedrooms	2
Bathrooms	2

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



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