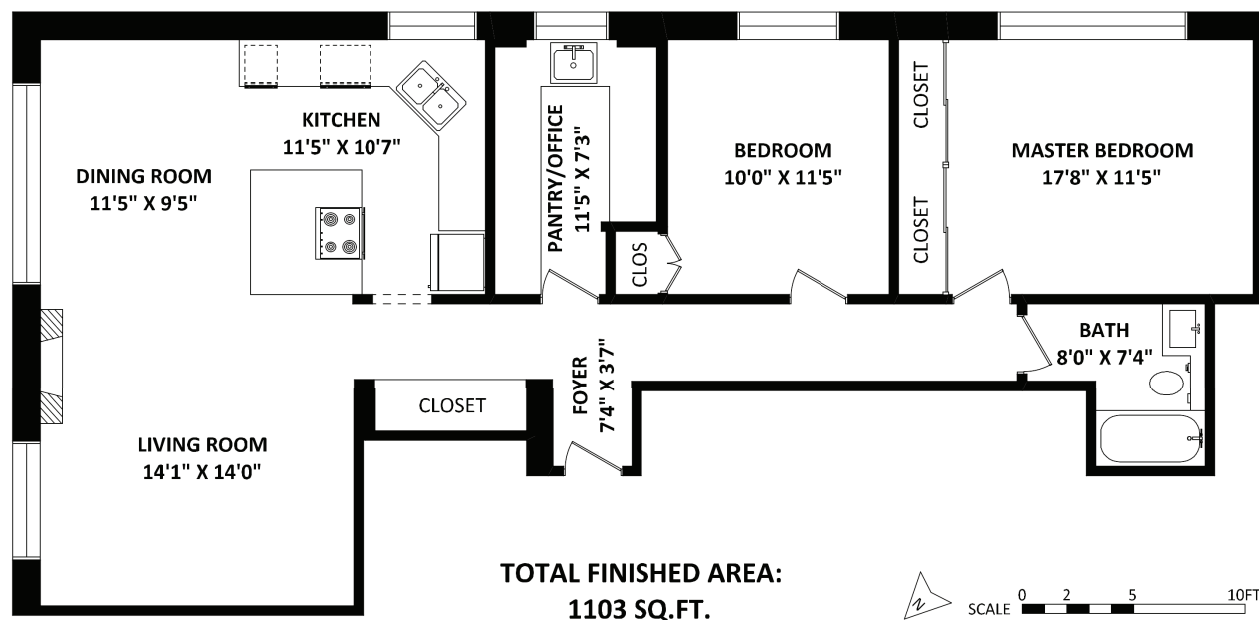


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#201 1972 Robson St, Vancouver ~ Offered at \$869,800

General Notes:
1. Measurements are for promotional use only and are not intended for construction use. Room dimensions are approximate. Measurements & calculations for finished areas are E&O insured.
2. Finished areas are enclosed areas in a house that are suitable for year-round use, embodying walls, floors, and ceilings that are similar to the rest of the house. (ANSI Z765-2003)
3. This floor plan may only be reproduced with permission of the realtor(s) on this floor plan.
•Any measurements with an asterisk (*) or (Approx) are approximate and for illustration purposes only and are not E&O insured.



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Active
R2616626 **201 1972 ROBSON STREET** Residential Attached
Board: V Vancouver West **\$869,800 (LP)**
Apartment/Condo West End VW (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$869,800**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1954**
Frontage(feet): **66.00** Bathrooms: **1** Age: **67**
Frontage(metres): **20.12** Full Baths: **1** Zoning: **RM 5 B**
Depth / Size (ft.): **131** Half Baths: **0** Gross Taxes: **\$1,500.00**
Sq. Footage: **8,646.00** For Tax Year: **2020**
Flood Plain: **No** P.I.D.: **015-741-699** Tax Inc. Utilities?: **No**
View: **Yes : LOST LAGOON STANLEY PARK** Tour: **Virtual Tour URL**
Complex / Subdiv: **1972 ROBSON LTD**
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Corner Unit, Upper Unit**
Construction: **Concrete, Frame - Wood**
Exterior: **Concrete, Glass, Stucco**
Foundation: **Concrete Perimeter**
Total Parking: **1** Covered Parking: **1** Parking Access: **Lane, Rear**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **TWO BLOCKS** Dist. to School Bus: **THREE BLOCKS**
Title to Land: **Shares in Co-operative**
Property Disc.: **Yes**
Fixtures Leased: **No**

Renovations: **Completely** Reno. Year: **2011**
of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Electric** Metered Water:
Fuel/Heating: **Baseboard, Hot Water, Natural Gas** R.I. Plumbing: **No**
Outdoor Area: **None**
Type of Roof: **Other**
Floor Finish: **Hardwood, Tile**
Fixtures Rmvd: **No**

Legal: **LOT 13, BLOCK 66, PLAN VAP92, DISTRICT LOT 185, NEW WESTMINSTER LAND DISTRICT 36**

Amenities: **Elevator, Shared Laundry, Storage**

Site Influences: **Central Location, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **Dishwasher, Disposal - Waste, Drapes/Window Coverings, Microwave, Refrigerator, Stove**

Finished Floor (Main):	1,103	Units in Development:	18	Tot Units in Strata:	18	Locker:	Yes
Finished Floor (Above):	0	Exposure:	Northeast	Stores in Building:	4		
Finished Floor (AbvMain2):	0	Mgmt. Co's Name:	TERRA MANAGEMENT	Mgmt. Co's #:	604-736-8775		
Finished Floor (Below):	0	Maint Fee:	\$677.00	Council/Park Apprv?:	Yes		
Finished Floor (Basement):	0	Maint Fee Includes:	Garbage Pickup, Gardening, Gas, Hot Water, Management, Sewer, Snow removal				
Finished Floor (Total):	1,103 sq. ft.						
Unfinished Floor:	0						
Grand Total:	1,103 sq. ft.	Bylaws Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed				
Suite:	None	Restricted Age:		# of Pets:	1	Cats:	Yes Dogs: Yes
Basement:	Full	# or % of Rentals Allowed:	0				
Crawl/Bsmt. Ht:		Short Term(<1yr)Rnt/Lse Alwd?:	No				
# of Kitchens:	1	Short Term Lse-Details:					
# of Levels:	1						
# of Rooms:	7						

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14' x 14'			x	1	Main	4	No
Main	Dining Room	12' x 9'			x	2			
Main	Kitchen	11' x 11'			x	3			
Main	Office	11' x 7'			x	4			
Main	Master Bedroom	17' x 11'			x	5			
Main	Bedroom	11' x 10'			x	6			
Main	Foyer	7' x 3'6"			x	7			
					x	8			

Listing Broker(s): **Heller Murch Realty**

Perched on the edge of Stanley Park, this renovated mid-century style suite has views of Lost Lagoon, the North Shore mountains and the city. There are gleaming hardwood floors throughout. A stylish open-plan provides spacious living and dining areas along with a top-of-the-line chef's kitchen that features a huge island and eating bar. The suite also contains a large, well-lit pantry that can double as an office, a spa-like bathroom, newer lighting, double windows and Hunter Douglas blinds. The concrete building is immaculately maintained with an updated roof, plumbing and shared laundry. 1 storage locker, 1 parking, bike storage. No rentals. Pet with approval. Well-run Equity Co-op requires 35% down and Board approval.

