

Presented by:  
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 Re/Max Select Properties  
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West End VW, Vancouver West  
**606 1200 W GEORGIA ST**

**MLS # V603876**

Residential Attached  
**Active**



List Price:	<b>\$360,000</b>		
Previous Price:		Subdiv/Complex:	<b>THE RESIDENCES ON GEORGIA</b>
Original Price:	<b>\$360,000</b>	View:	
Frontage:		Postal Code:	<b>V6E 4R2</b>
Depth/Size:		Type:	<b>Apartment Unit</b>
Lot SqFt:	<b>0</b>	Approx Yr Bilt:	<b>1998</b>
Exposure:	<b>SE</b>	Age at List Date:	<b>8</b>
Stories in Bldg:		Bedrooms:	<b>1</b>
Flood Plain:		Bathrooms:	<b>1</b>
Meas. Type:		Full Baths:	<b>1</b>
Fixtures Lsd:	<b>No</b>	Half Baths:	<b>0</b>
Fixt Removed:	<b>N</b>	Zoning:	<b>STRATA</b>
		Taxes:	<b>\$1,295 / 2005</b>
		Gst Incl:	
		Apprvl Reqd:	
		Occupancy:	<b>Tenant</b>

Style of Home:	<b>Other</b>	Total Parking:	<b>1</b>	Covered Parking:	<b>1</b>
Construction:	<b>Concrete</b>	Parking Stall #:	<b>326 P4</b>	Parking Stall Owned:	<b>Y</b>
Foundation:	<b>Concrete Perimeter</b>	Parking Access:	<b>Side</b>		
Exterior:	<b>Concrete</b>	Parking Facilities:	<b>Garage; Underground</b>		
Rain Screen:		Dist to Public Trans:		Dist to School/Bus:	
Type of Roof:	<b>Tar &amp; Gravel</b>	Units in Development:		Total Units in Strata:	
Renovations:		Locker:	<b>No</b>	Locker #:	
Flooring:	<b>Mixed</b>	Possession:			
Water Supply:	<b>City/Municipal</b>	Title to Land:	<b>Freehold Strata</b>		
Heat/Fuel:	<b>Baseboard / Electric</b>	Seller's Interest:	<b>Registered Owner</b>		
No. of Fireplaces:	<b>0</b>	Mortgage Info:	<b>0 -</b>		
Fireplace Fuel:	<b>None</b>	Property Disclosure:	<b>/ Yes</b>		
Outdoor Area:	<b>None</b>	Bylaw Restrictions:	<b>Rentals Allowed</b>		
Mngmt Co/Phone:	<b>AWM ALLIANCE / 604-685-3227</b>				
Mo. Maint Charge:	<b>\$0.00</b>				

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

Legal: **PL LMS3094 LT 273 DL 185 LD 36 UNDIV 64/34552 SHARE IN COM PROP THEREIN.** PID: **024-032-255**  
 Amenities: **Elevator, Exercise Centre, In Suite Laundry, Wheelchair Access**  
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Dishwasher, Drapes/Window Coverings**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 9'6"						
Main F.	Dining	8' X 5'						
Main F.	Kitchen	9'6 X 8'						
Main F.	Den	8'6 X 7'6"						
Main F.	Bedroom	10' X 9'6"						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>5</b>	<b>Bathrooms:</b>	
Finished Floor Area Main:	<b>685</b>	Finished Levels:	<b>1</b>	1	<b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	<b>0 Piece; Ensuite: N</b>
Finished Floor Area Down:	<b>0</b>	Bsmt Height:		3	<b>0 Piece; Ensuite: N</b>
Finished Floor Area Bsmt:	<b>0</b>	Restricted Age:		4	
Total Finished Floor Area:	<b>685</b>	# Pets; Cats; Dogs:		5	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		6	
Grand Total Floor Area:	<b>685</b>			7	
				8	

Listing Broker(s): **(1) RE/MAX Select Properties**

**Excellent live in or Investment Rental Property. Luxurious 1 bdrm & den in high tech bldg. Concierge service, convenient location to Stanley Park, Robson St., Coal Harbour - walk to work! Lovely SE exposure overlooking water feature.**