

Presented by:
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 Re/Max Select Properties
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Fairview VW, Vancouver West
222 1236 W 8TH AV

MLS # V627960

Residential Attached
Active



List Price:	\$298,000		
Previous Price:		Subdiv/Complex:	GALLERIA II
Original Price:	\$298,000	View:	
Frontage:		Postal Code:	V6H 3Y9
Depth/Size:		Type:	Apartment Unit
Lot SqFt:	0	Approx Yr Blt:	1987
Exposure:		Age at List Date:	20
Stories in Bldg:		Zoning:	STRATA
Flood Plain:		Taxes:	\$1,034 / 2006
Meas. Type:		Gst Incl:	No
Fixtures Lsd:	No	Apprvl Reqd:	No
Fixt Removed:	N	Occupancy:	Tenant
		Tax Incl Utilities:	N

Style of Home:	Other	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Stall #:		Parking Stall Owned:	
Foundation:	Concrete Slab	Parking Access:	Front		
Exterior:	Stucco	Parking Facilities:	Garage; Underground		
Rain Screen:	Yes				
Type of Roof:	Tar & Gravel	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	78
Flooring:	Laminate	Locker:	Yes	Locker #:	
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	R/I Fireplaces:		Seller's Interest:	Registered Owner
Fireplace Fuel:	None	Mortgage Info:	0 - Treat as Clear Title;		
Outdoor Area:	Balcony(s)	Property Disclosure:	/ Yes		
Mngmt Co/Phone:	VANCOUVER CONDOMINIUM / 604-684-6291	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Mo. Maint Charge:	\$175.00				

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

Legal: **PL VAS1720 LT 58 DL 526 LD 36 UNDIV 643/59756 SHARE IN COM PROP THEREIN.** PID: **005-403-618**
 Amenities: **Elevator, Sauna/Steam Room, Wheelchair Access**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Intercom**

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

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
Main F.	Living Room	15'6 X 9'						
Main F.	Dining	10' X 9'						
Main F.	Kitchen	10' X 9'						
Main F.	Bedroom	15'6 X 9'						

Floor Area (SqFt):		Total # Rooms:	4	Bathrooms:	
Finished Floor Area Main:	668	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	0 Piece; Ensuite: N
Finished Floor Area Down:	0			3	0 Piece; Ensuite: N
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	668	Restricted Age:		5	
		# Pets; Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	668			8	

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

Galleria II - 1 bedroom corner unit with window and natural light on all sides. Beautiful garder courtyard with water feature. New laminate hardwood flooring. Pets and rentals allowed.