Presented by:
Scott Carpenter
Re/Max Select Properties
Email: scott_lesliec@yahoo.com
Phone: 604-737-8865
Cell: 604-880-0037

False Creek, Vancouver West

408 525 WHEELHOUSE SQ

MLS # V713249

Residential Attached

Active

List Price:	**$498,000**				
Previous Price:		Subdiv/Complex:	**HENLEY COURT**		
Original Price:	**$498,000**	View:	**Yes; LIMITED FALSE CREEK VIEW**		
Frontage:		Postal Code:	**V5Z 4L8**	Type:	**Apartment Unit**
Depth/Size:				Approx Yr Blt:	**1990**
Lot SqFt:	**0**			Age at List Date	**18**
Exposure:	**NW**	Bedrooms:	**1**	Zoning:	**APT**
Stories in Bldg:	**4**	Bathrooms:	**1**	Taxes:	**$1,608 / 2007**
Flood Plain:	**No**	Full Baths:	**1**	Gst Incl:	
Meas. Type:		Half Baths:	**0**	Apprvl Reqd:	**No**
Fixtures Lsd:	**No**			Occupancy:	**Owner**
Fixt Removed:	**N**			Tax Incl Utilities:	**N**

Style of Home:	**Other**			Total Parking:	**1**	Covered Parking:	**1**
Construction:	**Frame - Wood**			Parking Stall #:	**21**	Parking Stall Owned:	**Y**
Foundation:	**Concrete Perimeter**			Parking Access:	**Front**		
Exterior:	**Stone**			Parking Facilities:	**Garage; Underground**		
Rain Screen:	**Yes**						
Type of Roof:	**Tar & Gravel**			Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Reno Year:		Units in Development:		Total Units in Strata:	**83**
Flooring:	**Laminate / Hardwood**			Locker:	**Yes**	Locker #:	**1**
Water Supply:	**City/Municipal**			Possession:			
Heat/Fuel:	**Electric**			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:	**Balcony(s)**						
				Property Disclosure:	**/ Yes**		
Mngmt Co/Phone:	**CROSBY MGMT / 604-683-8900**			Bylaw Restrictions:	**Pets Not Allowed, Rentals Allowed w/Restrictions**		
Mo. Maint Charge:	**$224.00**						

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

Legal: **PL VAS2646 LT 75 LD 36 DL FALSE CREEK UNDIV 698/ 6941 SHARE IN COM PROP** PID: **016-002-598**

Amenities: **Bike Room, In Suite Laundry, Pool; Indoor, Swirlpool/Hot Tub**

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	**Living Room**	**14' X 13'6**						
Main F.	**Kitchen**	**8'6 X 8'10**						
Main F.	**Dining**	**9' X 11'7**						
Main F.	**Master Bedroom**	**14'7 X 11'**						
Main F.	**Entrance Hall**	**4' X 4'**						

Floor Area (SqFt):				**Bathrooms:**	
Finished Floor Area Main:	**752**	Total # Rooms:	**5**	1	**4 Piece; Ensuite: N; Level: Main F.**
Finished Floor Area Up:	**0**	Finished Levels:	**1**	2	
Finished Floor Area Down:	**0**	Basement Area:	**None**	3	
Finished Floor Area Bsmt:	**0**			4	
Total Finished Floor Area:	**752**	Bsmt Height:		5	
		Restricted Age:		6	
Unfinished Floor Area:	**0**	# Pets; Cats; Dogs:		7	
Grand Total Floor Area:	**752**	# or % Rentals:		8	

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

Fantastic 1 bdrm apartment - top floor situated right at the False Creek boardwalk - A great location to live, work & play. Many upgrades incl new granite counter tops, cabinet doors, appliances, laminate flooring throughout, upgraded bath. Great space at a great price. Easy to show!

The enclosed information while deemed to be correct, is not guaranteed.