

Presented by:  
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 Re/Max Select Properties  
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Fairview VW, Vancouver West Residential Attached  
**# 1002 1566 W 13TH AV** **Active**  
**MLS # V712666**



List Price: \$998,000

Previous Price: \$1,038,000	Subdiv/Complex:	
Original Price: \$1,038,000	View:	Yes; PANORAMIC WATER & CITY VIEW
Frontage: 0.00	Postal Code:	V6J 2G4
Depth/Size: 0	Type:	Apartment Unit
Lot SqFt: 0	Approx Yr Blt:	1989
Exposure:	Age at List Date:	19
Stories in Bldg: 11	Bedrooms:	3
Flood Plain:	Bathrooms:	2
Meas. Type: Feet	Full Baths:	2
Fixtures Lsd:	Half Baths:	0
Fixt Removed:	Apprvl Reqd:	No
	Occupancy:	Vacant
	Tax Incl Utilities:	N

Style of Home: Other	Total Parking: 2	Covered Parking: 2
Construction: Concrete	Parking Stall #: 30 & 31	Parking Stall Owned: Y
Foundation: Concrete Perimeter	Parking Access: Lane	
Exterior: Stucco	Parking Facilities: Garage Underbuilding	
Rain Screen:		
Type of Roof: Torch-On	Dist to Public Trans:	Dist to School/Bus:
Renovations: Completely	Units in Development:	Total Units in Strata:
Renovation Year: 2008	Locker: Yes	Locker #: 26
Flooring: Hardwood / Tile	Possession:	
Water Supply: City/Municipal	Title to Land: Freehold Strata	
Heat/Fuel: Baseboard / Electric / Natural Gas	Seller's Interest: Registered Owner	
No. of Fireplaces: 1	Mortgage Info: 0 -	
R/I Fireplaces: 0	Property Disclosure: / Yes	
Fireplace Fuel: Gas - Natural	Bylaw Restrictions: Pets Allowed w/Rest.	
Outdoor Area: Balcony(s)		
Mngmt Co/Phone: IJM PROPERTIES / 604-736-7018		
Mo. Maint Charge: \$466.22		

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

Legal: PL VAS2478 LT 26 DL 526 LD 36 UNDIV 1339/27662 SHARE IN COM PROP THEREIN. PID: 014-744-732  
 Amenities: Elevator, In Suite Laundry, Storage, Wheelchair Access  
 Features Incl: Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Disposal - Waste, Garage Door Opener, Microwave, Oven-Built In, Refrigerator  
 Site Influences: Central Location, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 14'						
Main F.	Kitchen	12' X 12'						
Main F.	Dining	14' X 10'						
Main F.	Entrance Hall	7' X 7'						
Main F.	Den	9' X 8'						
Main F.	Laundry	6' X 9'						
Main F.	Master Bedroom	16' X 15'						
Main F.	Walk-In Closet	8' X 8'						
Main F.	Bedroom	11'4 X 9'6						
Main F.	Bedroom	13' X 9'6						

<b>Floor Area (SqFt):</b>	Total # Rooms: 10	<b>Bathrooms</b>
Finished Floor Area Main: 1,452	Finished Levels: 1	1 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0		3 0 Piece; Ensuite: N
Finished Floor Area Bsmt: 0	Bsmt Height: 4	
Total Finished Floor Area: 1,452	Restricted Age: 5	
	# Pets; Cats; Dogs: 6	
Unfinished Floor Area: 0	# or % Rentals: 7	
Grand Total Floor Area: 1,452		8

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

Completely renovated 3 Bedroom & Den Apartment - Stunning views from English Bay. North, East & South - over 1/2 the floor plate! Beautiful finishings, top quality gourmet kitchen, new appliances, granite countertops, new bathroom, hardwood floors throughout. A complete package.