


Presented by:  
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Vancouver West, Yaletown Residential Attached  
**# 1906 33 SMITHE ST, V6B 0B5** MLS# V1091232 **Sold**

	List Price: \$489,000	Previous Price:	Sold Price: \$496,000
	Days on Market: 3	Sold Date: 26-Oct-14	
Subdiv/Complex: COOPER'S LOOKOUT			
Frontage:	Approx Yr Blt: 2008	PID:	027-671-445
Depth/Size:		Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date: 6	Zoning:	APT
Exposure:	Bedrooms: 1	Taxes:	\$1,735 (2014)
Stories in Bldg: 33	Bathrooms: 1	GST/HST Incl?:	No
Flood Plain: No	Full Baths: 1	Tax Incl Utilities:	No
Meas. Type: Feet	Half Baths: 0	Apprvl Reqd:	No
Fixtures Lsd: N			
Fixt Removed: N			
View: Y - WATER & CITY			

Style of Home: Corner Unit	Total Parking: 1	Covered Parking: 1	
Construction: Concrete	Parking Access: Front		
Foundation: Concrete Perimeter	Parking Facilities: Garage Underbuilding		
Exterior: Concrete, Glass, Mixed			
Rain Screen: Full	R/I Plumbing: No		
Type of Roof: Other			
Renovations:	Reno Year:	Dist to Public Trans: 1	Dist to School/Bus:
Flooring: Hardwood		Units in Development: 221	Total Units in Strata: 221
Water Supply: City/Municipal		Locker: No	
Heat/Fuel: Electric		Possession:	
No. of Fireplaces: 0	R/I Fireplaces:	Title to Land: Freehold Strata	
Fireplace Fuel:		Seller's Interest: Registered Owner	
Outdoor Area: Balcony(s)		Mortgage Info: \$0	
Mngmt Co: RANCHO		Property Disclosure: Y	
Mngmt Ph: 604-684-4508	Maint Fee: \$307.98	Bylaw Restrictions: Pets Allowed, Rentals Allowed	

Maint Charge Incl: Gardening, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility, Snow removal

Legal: PL BCS3127 LT 97 DL FC LD 36 FORM 1 OR V, AS APPROPRIATE.  
 Amenities: Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener, Microwave

Site Influences: Central Location, Marina Nearby, Recreation Nearby, 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	11' X 14'						
Main F.	Kitchen	16'7 X 8'						
Main F.	Dining	9'2 X 8'4						
Main F.	Master Bedroom	9'2 X 8'4						
Main F.	Den	5'6 X 6'5						
Main F.	Storage	5'8 X 6'3						

<u>Floor Area (SqFt):</u>	Total # Rooms: 6	<u>Bathrooms</u>
Finished Floor Area Main: 723	Finished Levels: 1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 723	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 723		8

Listing Broker(s): TRG-The Residential Group Rlty

Super large VIEW 1 bedroom PLUS den in Coopers Lookout, a fabulous waterfront CONCRETE bldg in the newest area of N False Creek. Bright SE corner suite with water, mountain & city VIEWS. Great open plan kitchn aspiring chefs would love with sleek granite counters, tiled backsplash, gas stove & SS appliances. Hardwood floors throughout. Enclosed solarium/den is perfect for home office. Plus outdoor balcony, insuite laundry + storage. Exceptional facilities which include gym, pool, bowling lanes, sauna, media & billiards room & more. Steps to seawall, shops & restaurants.