

Presented by:  
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Vancouver West, Downtown VW Residential Attached  
**# 2201 938 SMITHE ST, V6Z 3H8** **MLS# V1082987** **Sold**



List Price: \$340,000	Previous Price:	Sold Price: \$350,000
Days on Market: 6		Sold Date: 09-Sep-14
Subdiv/Complex: ELECTRIC AVENUE		
Frontage:	Approx Yr Blt: 2005	PID: 026-368-161
Depth/Size:		Type: Apartment/Condo
Lot SqFt: 0	Age at List Date: 9	Zoning: RES
Exposure:	Bedrooms: 1	Taxes: \$1,295 (2014)
Stories in Bldg: 23	Bathrooms: 1	If New 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 - CITY, PARTIAL WATER VIEW		

Style of Home: End Unit	Total Parking: 1	Covered Parking: 1
Construction: Concrete	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground	
Exterior: Mixed		
Rain Screen:	R/I Plumbing: No	
Type of Roof: Tar & Gravel	Dist to Public Trans:	Dist to School/Bus:
Renovations:	Units in Development:	Total Units in Strata: 465
Flooring: Mixed	Locker: Yes	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Baseboard, Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 0	Seller's Interest: Registered Owner	
Fireplace Fuel:	Mortgage Info: \$0	
Outdoor Area: Balcony(s)		
Mngmt Co: FIRST SERVICE RESIDENTIAL	Property Disclosure: N - RENTAL PROPERTY	
Mngmt Ph: 604-683-8900	Bylaw Restrictions: Pets Allowed, Rentals Allowed	
Maint Fee: \$176.66		

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

Legal: PL BCS1433 LT 411 DL 541 LD 36 THE STRATA LOT AS SHOWN ON FORM V.  
 Amenities: Bike Room, Elevator, Garden, In Suite Laundry, Recreation Center, Storage  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Microwave, Smoke Alarm, Sprinkler - Fire

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	8'2 X 8'5						
Main F.	Bedroom	8'2 X 8'5						
Main F.	Laundry	3'75 X 3'2						
Main F.	Living Room	12' X 11'						
Main F.	Patio	6'5 X 5'5						

<b>Floor Area (SqFt):</b>	Total # Rooms: 5	<b>Bathrooms</b>
Finished Floor Area Main: 462	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: 462	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 462		8

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

**INVESTORS ALERT!** This stunning Bosa built property has a very functional layout. The Electric Avenue is in the heart of downtown Vancouver & includes a fitness centre, lounge with a fireplace & adjacent common kitchen, two meeting/conference rooms, two private residential lobbies & intimate gardens on levels 11&19. This Studio apartment has a separate bedroom area with closet & huge windows that capture the views of English Bay & the West End. It includes an open peninsula style kitchen with a breakfast bar, polished granite kitchen countertop & vanity, porcelain floor tiles in kitchen & bathroom as well as a balcony. Rare unit that has both parking & storage locker.