

Presented by:
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Vancouver West, West End VW Residential Attached
306 1050 BROUGHTON ST, V6G 2A6 **MLS# V1087945** **Sold**

	List Price: \$348,000	Previous Price:	Sold Price: \$340,000
	Days on Market: 42		Sold Date: 11-Nov-14
Subdiv/Complex: TIFFANY COURT			
Frontage:	Approx Yr Blt: 1984	PID:	006-434-878
Depth/Size:		Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date: 30	Zoning:	RM-5
Exposure: S	Bedrooms: 1	Taxes:	\$1,125 (2014)
Stories in Bldg: 4	Bathrooms: 1	GST/HST Incl?:	No
Flood Plain: No	Full Baths: 1	Tax Incl Utilities:	No
Meas. Type:	Half Baths: 0	Apprvl Req:	No
Fixtures Lsd: N			
Fixt Removed: N			
View: N			

Style of Home: Inside Unit, Upper Unit	Total Parking: 1	Covered Parking: 1
Construction: Frame - Wood	Parking Access: Lane	
Foundation: Concrete Perimeter	Parking Facilities: Garage Underbuilding, Visitor Parking	
Exterior: Mixed, Concrete, Stucco		
Rain Screen:	R/I Plumbing: No	
Type of Roof: Other	Dist to Public Trans:	Dist to School/Bus:
Renovations: Partly	Reno Year: 2011	Units in Development: 82
Flooring: Wall/Wall/Mixed	Locker: Yes	Total Units in Strata: 82
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Baseboard	Title to Land: Freehold Strata	
No. of Fireplaces: 0	Seller's Interest: Registered Owner	
Fireplace Fuel:	Mortgage Info: \$0	
Outdoor Area: Balcony(s); Patio(s) or Deck(s)	Property Disclosure: Y	
Mngmt Co: DORSETT	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed	
Mngmt Ph: 604-270-1711	Maint Fee: \$266.40	

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Heat, Hot Water, Management, Snow removal

Legal: PL VAS1250 LT 37 DL 185 LD 36 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.
 Amenities: Bike Room, Elevator, Garden, In Suite Laundry, Storage
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Microwave, Smoke Alarm

Site Influences: Central Location, Lane Access, Paved Road, Shopping Nearby, Recreation Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Dining	10' X 10'						
Main F.	Living Room	10' X 14'						
Main F.	Master Bedroom	14' X 10'						
Main F.	Kitchen	10' X 7'						
Main F.	Walk-In Closet	4'5 X 4'4						
Main F.	Patio	9' X 7'						

Floor Area (SqFt):	Total # Rooms: 6	Bathrooms
Finished Floor Area Main: 602	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: 602	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 602		8

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

Quiet residence in the heart of Downtown Vancouver's West End. Easy walk to restaurants, shopping, English Bay, Stanley Park and the rest of downtown. Tiffany Court is a well maintained building with two common patios , garden court yard and visitors parking. The unit was tastefully renovated in 2011 at which time in suite laundry was added. A large covered patio off the living area looks over the courtyard. The unit comes with stainless steel appliances, laminate flooring, one parking spot and one large storage locker. Small pets and rentals are allowed. Open house Sunday October 19. 2-4:30pm.