

Presented by:
Kelly Golby

TRG-The Residential Group Rlty
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Sold
V1132281

Board: V
Apartment/Condo

508 888 HAMILTON STREET

Vancouver West
Downtown VW
V6B 5W4

Residential Attached

\$595,000 (LP)

\$595,000 (SP)



Sold Date: **7/12/2015** Frontage (feet):
Meas. Type: **Feet** Frontage (metres):
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00** Bedrooms: **2**
Flood Plain: **No** Bathrooms: **2**
Approval Req?: **No** Full Baths: **2**
Exposure: Half Baths: **0**
If new, GST/HST inc?: **No** Maint. Fee: **\$330.11**
Mgmt. Co's Name: **CENTURY 21 PRUDENTIAL**
Mgmt. Co's Phone: **604-273-1745**
View: **Yes: GARDEN VIEW, INNER COURTYARD**
Complex / Subdiv: **ROSEDALE GARDENS**
Services Connected: **Community, Electricity, Sanitary Sewer, Water**

Approx. Year Built: **1993**
Age: **22**
Zoning: **DD**
Gross Taxes: **\$1,682.00**
For Tax Year: **2014**
Tax Inc. Utilities?: **No**
P.I.D.: **018-117-961**

Style of Home: **Corner Unit, Upper Unit**
Construction: **Concrete**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Tar & Gravel**

Reno. Year: **2009**
R.I. Plumbing:
R.I. Fireplaces: **0**
of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage; Underground, Visitor Parking**
Locker: **Y**
Dist. to Public Transit: **1/2**
Units in Development: **168**
Title to Land: **Freehold Strata**
Seller's Interest: **Registered Owner**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Mixed**

Dist. to School Bus: **1/2**
Total Units in Strata: **168**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Snow removal**
Legal: **PL LMS740 LT 35 DL 541 LD 36 UNDIV 896/141173 SHARE IN COM PROP THEREIN**

Amenities: **Bike Room, Exercise Centre, In Suite Laundry, Pool; Outdoor, Sauna/Steam Room, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 8'			x			x
Main	Kitchen	11' x 8'			x			x
Main	Dining Room	12' x 11'			x			x
Main	Master Bedroom	12' x 11'8			x			x
Main	Bedroom	10'3 x 10'			x			x
Main	Other	10' x 5'			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	964	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	964 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Grand Total:	964 sq. ft.	Basement: None			6				
					7				
					8				

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

This spacious 2 Bedroom/2 Bathroom suite also has a large flex space for storage or office. Beautiful beach plank Hardwood floors and stylish Roman blinds throughout provide a contemporary feel to this spacious and practical corner suite. Both bathrooms & the kitchen have been tastefully renovated including Kohler and Decolav fixtures while the balcony is finished with warm teak flooring. Located on the peaceful side of the building with private garden views. Rosedale Garden residents have access to the amenities at The Rosedale on Robson Hotel. Steps away to Yaletown, Robson Street, the Library and Skytrain Stations, you are in the heart of the action. 1 parking, 1 Locker. Rentals are Allowed. Open House Sat. July 11 1-3:30pm