

Presented by:

# Kelly Golby

TRG-The Residential Group Rlty  
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**Sold**  
**R2025112**

Board: V  
Apartment/Condo

## 803 1445 MARPOLE AVENUE

Vancouver West  
Fairview VW  
V6H 1S5

Residential Attached

**\$299,000** (LP)

**\$311,000** (SP)



Sold Date: **1/20/2016** Frontage (feet): Original Price: **\$299,000**  
 Meas. Type: Frontage (metres): Approx. Year Built: **1952**  
 Depth / Size (ft.): Bedrooms: **1** Age: **64**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **MF**  
 Flood Plain: Full Baths: **1** Gross Taxes: **\$972.22**  
 Approval Req?: **No** Half Baths: **0** For Tax Year: **2015**  
 Exposure: Maint. Fee: **\$250.00** Tax Inc. Utilities?:  
 If new, GST/HST inc?: **No** P.I.D.: **003-345-718**  
 Mgmt. Co's Name: **First Services**  
 Mgmt. Co's Phone:  
 View: :  
 Complex / Subdiv:  
 Services Connected: **Sanitary Sewer, Storm Sewer, Water**

Style of Home: <b>Inside Unit</b>	Total Parking: Covered Parking: <b>0</b> Parking Access:
Construction: <b>Concrete</b>	Parking: <b>None</b>
Exterior: <b>Concrete</b>	Locker: <b>Y</b>
Foundation: <b>Concrete Perimeter</b>	Dist. to School Bus:
Rain Screen:	Total Units in Strata:
Renovations:	
Water Supply: <b>City/Municipal</b>	Reno. Year:
Fireplace Fuel:	R.I. Plumbing:
Fuel/Heating: <b>Natural Gas</b>	R.I. Fireplaces:
Outdoor Area: <b>None</b>	# of Fireplaces: <b>0</b>
Type of Roof: <b>Torch-On</b>	Dist. to Public Transit: <b>on trans</b>
	Units in Development: <b>59</b>
	Title to Land: <b>Freehold Strata</b>
	Seller's Interest: <b>Registered Owner</b>
	Property Disc.: <b>No</b>
	Fixtures Leased: <b>No</b>
	Fixtures Rmvd: :
	Floor Finish:

Maint Fee Inc: **Gardening, Heat, Hot Water, Management**  
 Legal: **PL VAS90 LT 145 DL 526 LD 36**

Amenities: **Shared Laundry, Storage**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	17' x 12'			x			x
Main	Kitchen	9' x 7'			x			x
Main	Bedroom	14' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>580</b>	# of Rooms: <b>3</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>1</b>	Cats: <b>Y</b>	Dogs:	3				Pool:
Finished Floor (Total): <b>580 sq. ft.</b>	# or % of Rentals Allowed <b>0</b>			4				Garage Sz:
	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Not Allowed</b>			5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>580 sq. ft.</b>				7				
				8				

Listing Broker(s): **Sotheby's Int'l Realty Canada**

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