



Presented by:
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Active
R2219553
 Board: V
 Apartment/Condo

1405 819 HAMILTON STREET
 Vancouver West
 Downtown VW
 V6B 6M2

Residential Attached
\$1,650,000 (LP)
 (SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$1,650,000**
 Meas. Type: _____ Frontage (metres): _____ Approx. Year Built: **1998**
 Depth / Size (ft.): _____ Bedrooms: **2** Age: **19**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD-1**
 Flood Plain: _____ Full Baths: **2** Gross Taxes: **\$3,035.20**
 Council Apprv?: _____ Half Baths: **0** For Tax Year: **2017**
 Exposure: _____ Maint. Fee: **\$623.33** Tax Inc. Utilities?: _____
 If new, GST/HST inc?: _____ P.I.D.: **024-139-807**
 Mgmt. Co's Name: **First Service Residential** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-683-8900**
 View: **Yes: South, City, Urban**
 Complex / Subdiv: _____
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**

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

Reno. Year: _____
 R.I. Plumbing: _____
 R.I. Fireplaces: _____
 # of Fireplaces: **2**

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Garage; Underground**
 Locker: **Y**
 Dist. to Public Transit: _____
 Units in Development: **148**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: _____
 Fixtures Rmvd: _____
 Floor Finish: **Hardwood**

Maint Fee Inc: **Caretaker, Gas, Hot Water, Management, Recreation Facility**
 Legal: **PL LMS3215 LT 141 DL 541 LD 36**

Amenities: **Bike Room, In Suite Laundry, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Pantry**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'10 x 15'9			x			x
Main	Dining Room	11' x 10'9			x			x
Main	Kitchen	12'8 x 10'2			x			x
Main	Pantry	5'1 x 4'8			x			x
Main	Patio	22'11 x 7'2			x			x
Above	Master Bedroom	14'2 x 11'11			x			x
Above	Bedroom	14'5 x 11'5			x			x
Above	Patio	11' x 4'5			x			x
					x			
					x			

Finished Floor (Main): **729**
 Finished Floor (Above): **682**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,411 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,411 sq. ft.**

of Rooms: **8** # of Kitchens: **1** # of Levels: **2**
 Craw/BSmt. Height: _____
 Restricted Age: _____
 # of Pets: _____ Cats: _____ Dogs: _____
 # or % of Rentals Allowed: _____
 Bylaw Restrict: **Pets Allowed w/Rest.**
 Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	Main	3	No
2	Above	4	Yes
3			
4			
5			
6			
7			
8			

Outbuildings
 Barn: _____
 Workshop/Shed: _____
 Pool: _____
 Garage Sz: _____
 Door Height: _____

Listing Broker(s): **SUNNUS Properties**

The space and feel of an executive townhome with all the benefits of a PH. This stunning 2 bed, 2 bath BOSA PH is set over 2 floors with 1409 sqft, plus 2 balconies in a boutique development in the heart of the city. Spacious open main floor features large kitchen with gas range, Sub Zero fridge, granite counters, pantry, Birds-Eye Maple cabinets. Dining and living have southern exposure and city views, gas f/p in living, and entry to large balcony. Upstairs are 2 generous bedrooms. Master features ensuite and gas f/p with access to a 2nd balcony. Laundry up with side by side washer/dryer. Hdwd flooring, lots of built-ins and ample storage insuite plus 2 parking, 2 lockers.