



Presented by:
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Active
R2258113
 Board: V
 Apartment/Condo

605 388 DRAKE STREET
 Vancouver West
 Yaletown
 V6B 6A8

Residential Attached
\$1,680,000 (LP)
 (SP)



Sold Date: Frontage (feet): Original Price: **\$1,680,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **1995**
 Depth / Size (ft.): Bedrooms: **2** Age: **23**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD-1**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$3,554.65**
 Council Apprv?: Half Baths: **0** For Tax Year: **2017**
 Exposure: Maint. Fee: **\$648.24** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **019-049-510**
 Mgmt. Co's Name: **First Service Management** Tour:
 Mgmt. Co's Phone: **604-683-8900**
 View: **Yes: False Creek, David Lam Park**
 Complex / Subdiv:
 Services Connected: **Sanitary Sewer, Water**

Style of Home: **Corner Unit, Upper Unit**
 Construction: **Concrete, Concrete Block**
 Exterior: **Brick, Glass, Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Full**
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Hot Water**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Patio(s) & Deck(s), Rooftop**
 Type of Roof: **Torch-On**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Underground**
 Locker: **Y**
 Dist. to Public Transit:
 Units in Development: **237** Dist. to School Bus:
 Title to Land: **Freehold Strata** Total Units in Strata:
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish:

Maint Fee Inc: **Caretaker, Management, Recreation Facility**
 Legal: **PL LMS 1725 LT 126 LD 36. DISTRICT LOT FALSE CREEK, UNDIV 122/30000 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY**

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

Site Influences:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'5 x 17'2			x			x
Main	Dining Room	8'1 x 9'4			x			x
Main	Kitchen	7'11 x 8'1			x			x
Main	Foyer	9'8 x 4'7			x			x
Main	Master Bedroom	12'11 x 10'11			x			x
Main	Bedroom	9'1 x 10'6			x			x
Main	Den	14'1 x 7'3			x			x
Main	Patio	32' x 36'6			x			x
Main	Patio	14'10 x 6'3			x			
Main	Patio	24'4 x 4'2			x			

Finished Floor (Main):	1,190	# of Rooms: 10	# 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	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,190 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Door Height:
Grand Total:	1,190 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Blu Realty**

Blu Realty

Bring your dream renovation ideas to this spacious and bright Yaletown apartment! With a little imagination, this 2-bed 2-bath home with flexible den space can easily become the perfect entertainer's pad. The one of a king patio deck almost doubles the living area and is south-facing for all day sunshine, providing fantastic views over David Lam Park, False Creek, and Yaletown. Built by Concord Pacific, the building has benefited from full rainscreening, and a plumbing project that's already paid for in under way, adding further value to the unit. Strategically located in Yaletown, just across the street to the seawall, this home comes with 2 parking spaces and a storage locker. Open House Sat/ Sun April 21/22 2-4pm.