



Presented by:
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Active
R2289932
 Board: V
 Apartment/Condo

3205 193 AQUARIUS MEWS
 Vancouver West
 Yaletown
 V6Z 2Z2

Residential Attached
\$799,000 (LP)
 (SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$799,000**
 Meas. Type: **Feet** Frontage (metres): _____ Approx. Year Built: **2000**
 Depth / Size (ft.): _____ Bedrooms: **1** Age: **18**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **CD-1**
 Flood Plain: _____ Full Baths: **1** Gross Taxes: **\$1,939.16**
 Council Apprv?: _____ Half Baths: **0** For Tax Year: **2017**
 Exposure: _____ Maint. Fee: **\$298.15** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: _____ P.I.D.: **024-845-175**
 Mgmt. Co's Name: **Rancho Management** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-684-4508**
 View: **Yes: Northwest, City, Mountains**
 Complex / Subdiv: _____
 Services Connected: **Electricity, Water**

Style of Home: Corner Unit	Total Parking: 1 Covered Parking: 1 Parking Access: Side
Construction: Concrete	Parking: Garage Underbuilding
Exterior: Concrete	Locker: N
Foundation: Other	Dist. to Public Transit: _____
Rain Screen: _____	Units in Development: 362
Renovations: _____	Title to Land: Freehold Strata
Water Supply: City/Municipal	Property Disc.: Yes
Fireplace Fuel: _____	Fixtures Leased: No
Fuel/Heating: Electric	Fixtures Rmvd: _____
Outdoor Area: None	Floor Finish: Wall/Wall/Mixed
Type of Roof: Torch-On	

Maint Fee Inc: **Hot Water, Management, Recreation Facility**
 Legal: **PL LMS4255 LT 192 LD 36. DISTRICT LOT FALSE CREEK, UNDIV 58/33012 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V,**
 Amenities: **Bike Room, Pool; Indoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub**
 Site Influences: **Central Location, Marina Nearby, Shopping Nearby, Waterfront Property**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	11'5 x 9'8			x			x
Main	Kitchen	9' x 8'3			x			x
Main	Living Room	12'5 x 8'2			x			x
Main	Dining Room	12'5 x 6'11			x			x
Main	Den	8'5 x 5'3			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 625	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 625 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 625 sq. ft.				7				
				8				

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

Lifestyle or home...you choose. This fantastic floor plan for a 1 bedroom and Den is perched on the 32nd floor of this Resort Building by Concord Pacific. A great space for your waterfront home or investment with functional layout, open kitchen, bright and spacious den and floor to ceiling windows. Views from B.C Place spanning over mountains, city lights, Yaletown, twilights and beyond. Lifestyle starts with being in the neighbourhood dubbed Vancouver's 'Golden Mile', from cafes, to sports bars, restaurants, marinas, seawall, parks and so much more all at your doorstep and away from the need for a vehicle and traffic!! Take a stroll, a walk or bike and enjoy life and living in this great space and building. Open Sat/Sun, July 21/22, from 2-4pm