

Active
R2260102
 Board: V, Attached
 Apartment/Condo

506 1001 RICHARDS STREET

Vancouver West
 Downtown VW
 V6B 1J6

\$850,000 (LP)
 (SP)



DOM: **9** List Date: **4/23/2018** Expiry Date: **6/30/2018**
 Prev. Price: **\$0** Original Price: **\$850,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): Approx. Year Built: **2004**
 Depth/Size: Frontage (metres): Age: **14**
 Sq. Footage: **0.00** Bedrooms: **2** Zoning: **MF**
 Flood Plain: Bathrooms: **2** Gross Taxes: **\$1,642.81**
 Exposure: Full Baths: **1** For Tax Year: **2017**
 If new, GST/HST inc?: Half Baths: **1** Tax Inc. Utilities?: **No**
 P.I.D.: **025-846-337** Council Apprv?: Maint. Fee: **\$376.98**
 View: : Tour:
 Mgmt. Co's Name: Mgmt. Co #:
 Complex / Subdiv:
 Services Connctd: **Community, Electricity, Natural Gas, Water**

Style of Home: **1 Storey**
 Construction: **Concrete**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **None**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage; Single**
 Locker:
 Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **No : THE SELLERS NEVER LIVED IN**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Mixed**

Maint Fee Inc: **Other**
 Legal: **PL BCS682 LT 34 DL 541 LD 36. GROUP 1, UNDIV 66/10091 SHARE IN COM PROP THEREIN**

Amenities: **Bike Room, Club House, Exercise Centre, In Suite Laundry**

Site Influences: **Central Location, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 9'			x			x
Main	Dining Room	8' x 6'			x			x
Main	Kitchen	8' x 7'6			x			x
Main	Bedroom	10'4 x 8'			x			x
Main	Bedroom	8' x 7'4			x			x
Main	Den	7' x 5'1			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 710	# 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	2	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 710 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: 0	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Grand Total: 710 sq. ft.	Basement: None			6				
				7				
				8				

List Broker 1: **Royal Pacific Realty Corp. - Office: 604-266-8989** List Broker 2:
 List Sales Rep 1: **Ya Ya Su - Phone: 604-908-8087** **yayasu@royalpacific.com** Appointments: **Phone L.R. First**
 List Sales Rep 2: 3: **YA YA SU**
 Sell Broker 1: 3: **604-908-8087**
 Sell Sales Rep 1: 2: 3:
 Owner: **DEREK PO KUNG HSU/ALICIA HSIU MIN SU**
 Commission: **3.25% ON FIRST 100K/1.1625% ON BAL**
 Occupancy: **Tenant**

Realtor **Offers, if any, First Come, First Served. One parking #156 Two storage lockers #56 , #57**
 Remarks:

Miro by Polygon. Super two bedroom, two bath corner unit, plus Den. Stainless steel appliances. Gas stove. Granite countertops. Insuite laundry and good size bedrooms. Two storage lockers for all your stuff. Well managed & maintained building with great amenities including exercise room, Pool table, & outdoor garden. Walking distance to the business district, shopping, fine dining, Skytrain and Seawall. You'll love it. The unit has fixed-term tenancy until the end of march 2019 with good tenants. OPEN HOUSE April 28 & 29, Sat & Sun, 2:00~4:00 pm.