



Presented by:  
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**Active**  
**R2956339**  
Board: V  
Apartment/Condo

**55 1425 LAMEY'S MILL ROAD**

Vancouver West  
False Creek  
V6H 3W2

Residential Attached  
**\$849,000** (LP)  
(SP)



|   |                             |                                  |
|---|-----------------------------|----------------------------------|
| Sold Date:  | Frontage (feet):            | Original Price: <b>\$899,000</b> |
| Meas. Type: <b>Feet</b>                                       | Frontage (metres):          | Approx. Year Built: <b>1982</b>  |
| Depth / Size (ft.):   | Bedrooms: <b>2</b>          | Age: <b>43</b>                   |
| Lot Area (sq.ft.): <b>0.00</b>                                | Bathrooms: <b>2</b>         | Zoning: <b>FCCDD</b>             |
| Flood Plain:  | Full Baths: <b>2</b>        | Gross Taxes: <b>\$2,457.66</b>   |
| Council Apprv?:   | Half Baths: <b>0</b>        | For Tax Year: <b>2024</b>        |
| Exposure: <b>Southeast</b>                                    | Maint. Fee: <b>\$772.43</b> | Tax Inc. Utilities?: <b>No</b>   |
| If new, GST/HST inc?:   |                             | P.I.D.: <b>006-314-431</b>       |
| Mgmt. Co's Name: <b>First Service Residential</b>             |                             | Tour:                            |
| Mgmt. Co's Phone: <b>604-683-8900</b>                         |                             |                                  |
| View: <b>Yes: COURTYARD</b>                                   |                             |                                  |
| Complex / Subdiv: <b>Harbour Terrace</b>                      |                             |                                  |
| Services Connected: <b>Electricity, Sanitary Sewer, Water</b> |                             |                                  |
| Sewer Type: <b>City/Municipal</b>                             |                             |                                  |

|  |                                     |  |                                   |
|--|-------------------------------------|--|-----------------------------------|
| Style of Home: <b>Upper Unit</b>         | Total Parking: <b>2</b>             | Covered Parking: <b>2</b>                      | Parking Access: <b>Front</b>      |
| Construction: <b>Concrete</b>            | Parking: <b>Garage; Underground</b> |  |                                   |
| Exterior: <b>Mixed, Stucco</b>           |                                     |  | Locker: <b>Y</b>                  |
| Foundation: <b>Concrete Perimeter</b>    | Reno. Year:                         | Dist. to Public Transit: <b>CLOSE</b>          | Dist. to School Bus: <b>CLOSE</b> |
| Rain Screen:                             | R.I. Plumbing:                      | Units in Development: <b>57</b>                | Total Units in Strata: <b>57</b>  |
| Renovations: <b>Partly</b>               |                                     | Title to Land: <b>Leasehold prepaid-Strata</b> |                                   |
| Water Supply: <b>City/Municipal</b>      | Metered Water:                      | Property Disc.: <b>No</b>                      |                                   |
| Fireplace Fuel:                          | R.I. Fireplaces:                    | Fixtures Leased: <b>No</b>                     |                                   |
| Fuel/Heating: <b>Baseboard, Electric</b> | # of Fireplaces:                    | Fixtures Rmvd: <b>No</b>                       |                                   |
| Outdoor Area: <b>Balcony(s)</b>          |                                     | Floor Finish: <b>Laminate, Mixed</b>           |                                   |
| Type of Roof: <b>Other</b>               |                                     |  |                                   |

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Water**  
Legal: **STRATA LOT 38 FALSE CREEK LEASEHOLD STRATA PLAN VR. 1157 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**  
Amenities: **Elevator, In Suite Laundry, Storage, Wheelchair Access**

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

| Floor | Type           | Dimensions   | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|------|------------|-------|------|------------|
| Main  | Foyer          | 14'10 x 5'3  |       |      | x          |       |      | x          |
| Main  | Living Room    | 20'2 x 15'10 |       |      | x          |       |      | x          |
| Main  | Dining Room    | 11'5 x 9'4   |       |      | x          |       |      | x          |
| Main  | Kitchen        | 10'9 x 10'1  |       |      | x          |       |      | x          |
| Main  | Primary        | 17'9 x 12'10 |       |      | x          |       |      | x          |
| Main  | Walk-In Closet | 10'4 x 7'11  |       |      | x          |       |      | x          |
| Main  | Bedroom        | 12'11 x 9'3  |       |      | x          |       |      | x          |
| Main  | Laundry        | 9' x 5'11    |       |      | x          |       |      | x          |
|       |                | x            |       |      | x          |       |      | x          |
|       |                | x            |       |      | x          |       |      | x          |

|  |  |                         |                       |      |       |             |            |                |
|--|--|-------------------------|-----------------------|------|-------|-------------|------------|----------------|
| Finished Floor (Main): <b>1,406</b>          | # of Rooms: <b>8</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  | <b>4</b>    | <b>Yes</b> | Barn:          |
| Finished Floor (Below): <b>0</b>             | Restricted Age:  |                         |                       | 2    | Main  | <b>3</b>    | <b>No</b>  | Workshop/Shed: |
| Finished Floor (Basement): <b>0</b>          | # of Pets: <b>2</b>  | Cats: <b>Yes</b>        | Dogs: <b>Yes</b>      | 3    |       |             |            | Pool:          |
| Finished Floor (Total): <b>1,406 sq. ft.</b> | # or % of Rentals Allowed:                                     |                         |                       | 4    |       |             |            | Garage Sz:     |
|  | Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b> |                         |                       | 5    |       |             |            | Grg Dr Ht:     |
| Unfinished Floor: <b>0</b>                   | Basement: <b>None</b>  |                         |                       | 6    |       |             |            |                |
| Grand Total: <b>1,406 sq. ft.</b>            |  |                         |                       | 7    |       |             |            |                |
|  |  |                         |                       | 8    |       |             |            |                |

Listing Broker(s): **RE/MAX Real Estate Services** **RE/MAX Real Estate Services**

**Looking for a big space, in the right place, on one level, with 2 side by side parking, to call home? This Harbour Terrace home offers a prepaid City of Vancouver lease extended to 2050. No PTT. Spanning 1,406 sq. ft., this 2-bed, 2-bath home features entertainment-sized living/dining areas, a large east-facing covered balcony, and a kitchen with a generous island. The primary suite boasts a walk-in closet and 4-piece ensuite. Laundry room, 2 parking stalls, and a storage locker included. Enjoy peace of mind with \$9M in recent building upgrades (2023). Steps to Granville Island, seawall, and parks. Two pets allowed! BUY WITH CONFIDENCE!**