

Presented by:
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Vancouver West, Downtown VW Residential Attached
704 480 ROBSON ST, V6B 2B5 **Active**
 MLS# V1022353

	List Price: \$349,000	Previous Price:	
	Subdiv/Complex: R & R Frontage: _____ Approx Yr Blt: 2006 PID: 026-626-128 Depth/Size: _____ Type: Apartment/Condo Lot SqFt: 0 Age at List Date: 7 Zoning: APT Exposure: NE Bedrooms: 1 Taxes: \$1,305 (2013) Stories in Bldg: 19 Bathrooms: 1 If New GST/HST Incl: Flood Plain: Full Baths: 1 Tax Incl Utilities: No Meas. Type: Half Baths: 0 Apprvl Reqd: Fixtures Lsd: Fixt Removed: View:		

Style of Home: Corner Unit, Upper Unit Construction: Concrete Foundation: Concrete Perimeter Exterior: Mixed Rain Screen: Type of Roof: Other Renovations: Flooring: Mixed Water Supply: City/Municipal Heat/Fuel: Electric No. of Fireplaces: 0 Fireplace Fuel: None Outdoor Area: Balcony(s)	R/I Plumbing: Reno Year: R/I Fireplaces:	Total Parking: Parking Access: Parking Facilities: None Dist to Public Trans: Units in Development: Locker: Yes Possession: Title to Land: Freehold Strata Seller's Interest: Registered Owner, Power of Attorney Mortgage Info: \$0 Property Disclosure: N - RENTAL PROPERTY Bylaw Restrictions: Pets Allowed, Rentals Allowed
Mngmt Co: Crosby Property Mngmt Ph: 604-683-8900 Maint Fee: \$252.65	Covered Parking: Dist to School/Bus: Total Units in Strata:	

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Hot Water, Management, Recreation Facility

Legal: PL BCS1783 LT 28 DL 541 LD 36
 Amenities: Elevator, In Suite Laundry, Recreation Center
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Central Location, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 11'4						
Main F.	Kitchen	7'6 X 7'5						
Main F.	Dining	0' X 0'						
Main F.	Master Bedroom	10' X 9'						
Main F.	Office	5' X 5'						

Floor Area (SqFt):	Total # Rooms: 5	Bathrooms
Finished Floor Area Main: 545	Finished Levels: 1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 545	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 545		8

Listing Broker(s): RE/MAX Margaret Leung Realty

R & R Building in the heart of downtown, across from the upcoming Telus Gardens building, library, shops, and restaurants. Well designed bright one bedroom with office and balcony. Kitchen with granite countertops and gas range. Bonus storage locker. Concierge service. Excellent investment or to live in. Priced below assessment value.