

Presented by:
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Vancouver West, West End VW Residential Attached
403 1075 BARCLAY ST, V6E 1G5 **MLS# V1087391** **Active**



List Price:	\$429,000	Previous Price:	
Subdiv/Complex: Barclay Terrace			
Frontage:		Approx Yr Bilt:	1992
Depth/Size:		PID:	016-223-012
Lot SqFt:	0	Age at List Date:	22
Exposure:		Bedrooms:	2
Stories in Bldg:		Bathrooms:	2
Flood Plain:		Full Baths:	2
Meas. Type:		Half Baths:	0
Fixtures Lsd:		Taxes:	\$1,504 (2014)
Fixt Removed:		If New GST/HST Incl:	
View:		Tax Incl Utilities:	No
		Apprvl Reqd:	

Style of Home:	Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:	Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Laminate, Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	Northwest Strata Management	Property Disclosure:	N - rental property		
Mngmt Ph:	604-980-4729	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
	Maint Fee: \$433.66				

Maint Charge Incl: Gardening, Garbage Pickup, Gas, Hot Water, Management

Legal: PL VAS2702 LT 19 DL 185 LD 36 PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
 Amenities: Elevator, In Suite Laundry
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'6 X 12'						
Main F.	Kitchen	8' X 7'6"						
Main F.	Dining	8'6 X 8'						
Main F.	Master Bedroom	14' X 11'						
Main F.	Bedroom	9'9 X 9'						
Main F.	Solarium	9' X 7'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	964	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	964	Restricted Age:		5	
		# Pets / Cats; Dogs: / Cats: Yes; Dogs: No		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	964			8	

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

Fabulous central location. Walk to Robson shopping, famous restaurants, park, beach and transit. Spacious W facing suite with lots of natural light. Concrete low rise building with open air atrium. Great floor plan offers large living room opens to balcony and enclosed solarium/den. Master ensuite bedroom plus 2nd bedroom. Gas fire place. insuite laundry. 2 full bathrooms. 1 parking and a storage locker. Building replumbed. Sorry no dogs.