



Presented by:

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**Active**  
**R2161150**  
Board: V  
Apartment/Condo

## 3403 1028 BARCLAY STREET

Vancouver West  
West End VW  
V6E 0B1

Residential Attached

**\$1,998,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$1,998,000</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Approx. Year Built: <b>2011</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>6</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Zoning: <b>CD-1</b>
Flood Plain:	Full Baths: <b>2</b>	Gross Taxes: <b>\$4,406.61</b>
Approval Req?:	Half Baths: <b>0</b>	For Tax Year: <b>2016</b>
Exposure: <b>Southwest</b>	Maint. Fee: <b>\$488.10</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>028-446-933</b>
Mgmt. Co's Name: <b>gATEWAY</b>		Tour:
Mgmt. Co's Phone: <b>604-635-5000</b>		
View: <b>Yes: Water, City, Mountain</b>		
Complex / Subdiv: <b>Patina</b>		
Services Connected: <b>Electricity, Sanitary Sewer, Water</b>		

Style of Home: <b>Corner Unit, 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 Underbuilding</b>
Exterior: <b>Mixed</b>	Locker: <b>N</b>
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:
Rain Screen:	Units in Development: <b>256</b>
Renovations:	Title to Land: <b>Freehold Strata</b>
Water Supply: <b>City/Municipal</b>	Reno. Year:
Fireplace Fuel: <b>None</b>	R.I. Plumbing:
Fuel/Heating: <b>Heat Pump</b>	R.I. Fireplaces:
Outdoor Area: <b>Balcony(s)</b>	# of Fireplaces: <b>0</b>
Type of Roof: <b>Other</b>	Property Disc.: <b>Yes</b>
	Fixtures Leased: <b>No</b>
	Fixtures Rmvd: <b>No</b>
	Floor Finish: <b>Laminate</b>

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Water**  
Legal: **PL BCS4016 LT 221 DL 185 LD 36**

Amenities: **Air Cond./Central, Bike Room, Elevator, Exercise Centre, Garden, Recreation Center**

Site Influences: **Cul-de-Sac, Recreation Nearby, Shopping Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'8 x 8'10			x			x
Main	Dining Room	14'11 x 8'10			x			x
Main	Kitchen	8'6 x 12'4			x			x
Main	Master Bedroom	11'9 x 10'6			x			x
Main	Bedroom	11'3 x 10'2			x			x
Main	Den	9'1 x 6'10			x			x
Main	Office	7'2 x 7'5			x			x
Main	Storage	6'9 x 8'			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>1,272</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	4	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>1,272 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: <b>Pets Allowed, Rentals Allowed</b>			5				Door Height:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>1,272 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

**PATINA by Concept Properties in the heart of Downtown. Luxury desirable SW corner suite with more than 180 degree panoramic views of English Bay, mtn and city from all principal rooms. Fabulous open concept entertainment sized liv/din/kitchen with beautiful natural light. Dream kitchen with deluxe Miele and Liebherr appliances, granite countertops and a gorgeous big island. Both bedrooms are good size & enjoy the stunning view while the master boasts a full ensuite with heated floor. Glassed in den ideal for reading and relaxation, Separate office and large storage room. Features A/C, high ceiling laminate floor throughout. Building amenities include 24 hr concierge, gym, meeting room, courtyard, bike room etc. 2 side-by-side secured parking. Stroll to shops, restaurants, parks & beach.**