



Presented by:
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Active **705 522 MOBERLY ROAD** Residential Attached
R2734474 Vancouver West **\$1,298,000** (LP)
 Board: V False Creek (SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$1,298,000**
 Meas. Type: Bedrooms: **2** Approx. Year Built: **1984**
 Frontage(feet): Bathrooms: **2** Age: **38**
 Frontage(metres): Full Baths: **2** Zoning: **FCCDD**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$3,527.74**
 Sq. Footage: **0.00** For Tax Year: **2022**
 Flood Plain: P.I.D.: **006-489-893** Tax Inc. Utilities?: **No**
 View: **Yes : Water, marina, city & mountain** Tour: **Virtual Tour URL**
 Complex / Subdiv: **Discovery Quay**
 First Nation
 Services Connctd: **Electricity, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Upper Unit** Total Parking: **81** Covered Parking: **1** Parking Access: **Rear**
 Construction: **Concrete** Parking: **Garage; Underground**
 Exterior: **Mixed** Dist. to Public Transit: Dist. to School Bus:
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Renovations: Reno. Year: Fixtures Leased: :
 # of Fireplaces: R.I. Fireplaces: Rain Screen:
 Fireplace Fuel: **None** Metered Water: Fixtures Rmvd: :
 Fuel/Heating: **Baseboard** R.I. Plumbing:
 Outdoor Area: **Balcony(s)** Floor Finish: **Laminate, Mixed, Carpet**
 Type of Roof: **Other**

Legal: **STRATA LOT 59, PLAN VAS1436, DISTRICT LOT FC, NEW WESTMINSTER LAND DISTRICT, UNDIV 120/11261 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Elevator, Exercise Centre, In Suite Laundry, Storage**
 Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Treed**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 1,340	Units in Development:	Tot Units in Strata: 94	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 10	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 604-683-8900	
Finished Floor (Below): 0	Maint Fee: \$510.49	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility		
Finished Floor (Total): 1,340 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: Pets Not Allowed, Rentals Allwd w/Restrctns		
Grand Total: 1,340 sq. ft.	Restricted Age:	# of Pets:	Cats: Dogs:
Suite:	# or % of Rentals Allowed:		
Basement: None	Short Term (<1yr)Rnt/Lse Alwd?: No		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term Lse-Details: 6 month's minimum		
# of Kitchens: 1			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	20'6 x 13'4				1	Main	4	Yes
Main	Dining Room	11'5 x 11'				2	Main	3	No
Main	Kitchen	11'8 x 10'11				3			
Main	Master Bedroom	15' x 11'				4			
Main	Walk-In Closet	8' x 7'9				5			
Main	Bedroom	13'4 x 9'6				6			
Main	Walk-In Closet	6' x 6'				7			
Main	Foyer	7'3 x 5'2				8			

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

This spacious home at Discovery Quay offers 1340 sq. ft. of comfortable living space with view of water, city and mountain from living room and bedrooms. Well maintained and updated concrete freehold building includes re-piping; rain screen (including windows, roof etc.) and new elevators. Large principal rooms can accommodate house size furniture. 2 bedrooms both with walk-in closets. 2 bathrooms. Renovated kitchen with plenty of counter and storage space. Balcony to enjoy the view. One parking and 1 storage locker. Full time live-in building manager. Steps to Seawall, marina, Granville Island, shopping and Canada line. Quiet city living at sought-after location. A rare offering not to be missed.