



Presented by:
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Active
R2740467
 Board: V
 Apartment/Condo

1803 5639 HAMPTON PLACE
 Vancouver West
 University VW
 V6T 2H6

Residential Attached
\$1,988,000 (LP)
 (SP)



Sold Date: _____ If new,GST/HST inc?: _____ Original Price: **\$1,988,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1999**
 Frontage(feet): _____ Bathrooms: **3** Age: **23**
 Frontage(metres): _____ Full Baths: **2** Zoning: **MF**
 Depth / Size (ft.): _____ Half Baths: **1** Gross Taxes: **\$3,222.28**
 Sq. Footage: **0.00** For Tax Year: **2022**
 Flood Plain: _____ P.I.D.: **024-653-900** Tax Inc. Utilities?: **No**
 View: **Yes : Panoramic water view** Tour: **Virtual Tour URL**
 Complex / Subdiv: **Regency at Hampton**
 First Nation _____
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Penthouse**
 Construction: **Concrete**
 Exterior: **Brick, Glass, Mixed**
 Foundation: **Concrete Perimeter**

Renovations: **Partly**
 # of Fireplaces: **1** R.I. Fireplaces: _____
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Other**

Reno. Year: **2016**
 Rain Screen: _____
 Metered Water: _____
 R.I. Plumbing: _____

Total Parking: **3** Covered Parking: **3** Parking Access: **Side**
 Parking: **Garage; Underground**
 Dist. to Public Transit: _____ Dist. to School Bus: _____
 Title to Land: **Leasehold prepaid-Strata**
 Property Disc.: **Yes**
 Fixtures Leased: _____
 Fixtures Rmvd: _____
 Floor Finish: **Hardwood, Mixed**

Legal: **STRATA LOT 121, PLAN LMS4068, DISTRICT LOT 6494, NEW WESTMINSTER LAND DISTRICT, UNDIV 154/11908 SHARE IN COMM 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: **Bike Room, Club House, Exercise Centre, In Suite Laundry, Wheelchair Access**

Site Influences: **Cul-de-Sac, Golf Course Nearby, Greenbelt, Private Setting, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **1,675**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,675 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,675 sq. ft.**

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht: _____ # of Levels: **1**
 # of Kitchens: **1** # of Rooms: **9**

Units in Development: _____ Tot Units in Strata: _____ Locker: **Yes**
 Exposure: _____ Storeys in Building: **18**
 Mgmt. Co's Name: **Stratawest Management Ltd.** Mgmt. Co's #: **604-904-9595**
 Maint Fee: **\$729.45** Council/Park Apprv?: _____
 Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions**
 Restricted Age: _____ # of Pets: **1** Cats: **Yes** Dogs: **Yes**
 # or % of Rentals Allowed: _____
 Short Term (<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details: _____

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16'7 x 14'5	Main	Laundry	7' x 4'6	1	Main	5	Yes
Main	Dining Room	14'4 x 10'5			x	2	Main	4	No
Main	Kitchen	20'5 x 9'2			x	3	Main	2	No
Main	Foyer	13'4 x 5'10			x	4			
Main	Master Bedroom	13'10 x 13'7			x	5			
Main	Walk-In Closet	6'1 x 5'5			x	6			
Main	Bedroom	10'8 x 9'4			x	7			
Main	Bedroom	10'8 x 9'4			x	8			

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

Gorgeous Penthouse at the Regency at Hampton with a spectacular view of Strait of Georgia and Pacific Spirit Park. A spacious residence in a serene setting. Terrific 10' high ceiling open floor plan offers 3 bedrooms & 2 1/2 baths. Exceptional 560 sq. ft. of wrap around deck to enjoy sunrise and sunset view. Beautifully renovated including gourmet kitchen with custom cabinetry and high-end finishing; new mantel & stonework gas fireplace with high efficiency forced air heatilator; hardwood flooring newly refinished; deluxe master ensuite with heated floor; upgrade fibre-optic data feed. 3 parkings + locker. Amenities include gym, building superintendent, Recreation Centre, wheelchair access etc. Close to shopping and UBC golf course. Quiet neighbourhood. Must see to appreciate.