



Craig Johnston

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Active
R2825386
Board: V
Apartment/Condo

1107 288 W 1ST AVENUE

Vancouver West
False Creek
V5Y 0E9

Residential Attached

\$1,349,000 (LP)
(SP)



#1107 288 W. 1st AVENUE

Sold Date:	If new,GST/HST inc?:	Original Price: \$1,349,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2012
Frontage(feet):	Bathrooms: 2	Age: 11
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,628.81
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 028-886-887	Tax Inc. Utilities?:
View: Yes : FALSE CREEK & CITY SKYLINE		Tour: Virtual Tour URL
Complex / Subdiv: JAMES		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit, Upper Unit**
Construction: **Concrete**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Heat Pump**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Add. Parking Avail., Garage; Underground, Visitor Parking**
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 126, PLAN EPS800, DISTRICT LOT 302, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 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: **Air Cond./Central, Bike Room, Elevator, Exercise Centre, Garden, In Suite Laundry, Recreation Center, Sauna/Steam Room, Storage, Concierge**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Garage Door Opener, Intercom, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): **987**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **987 sq. ft.**
Unfinished Floor: **0**
Grand Total: **987 sq. ft.**

Units in Development: **155**
Exposure: **Northwest**
Mgmt. Co's Name: **First Service Residential**
Mgmt. Co's #: **604-683-8900**
Maint Fee: **\$649.98**
Council/Park Apprv?:
Maint Fee Includes: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Snow removal, Water**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **11**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	3'5 x 17'3	Main	Primary Bedroom	10'10 x 11'2	1	Main	4	No
Main	Storage	7'4 x 5'8	Main	Walk-In Closet	7'4 x 3'3	2	Main	3	Yes
Main	Kitchen	8'6 x 8'1	Main	Patio	8'9 x 4'8	3			
Main	Dining Room	10'11 x 8'0			x	4			
Main	Bedroom	8'10 x 8'8			x	5			
Main	Living Room	15'5 x 10'0			x	6			
Main	Patio	8'11 x 4'6			x	7			
Main	Den	8'11 x 8'6			x	8			

Listing Broker(s): **Keller Williams Elite Realty**

Top 5 reasons this property will move quick: LOCATION - Super central. Close to Olympic Village, Granville Island, Hinge Park & the Seawall. Close to bus stops, skytrain, with tons of shopping & good eats within walking distance. LAYOUT - Well thought out upper floor, corner unit with 2 beds, 2 baths, & den. Huge floor to ceiling windows showcasing the view & custom mill work throughout. DEVELOPMENT - Offering Concierge service, Fitness Center, Yoga room, Sauna/Steam Rooms & a Roof Top Amenity Room with Community Garden, Deck & BBQ. Community Plan - to include additional green space, soccer fields & elementary school. FEATURES - Meticulously kept, with new In-suite laundry, fridge & stove (2022). Large parking spot & locker. PRICE - All this for under \$1.35M Open House Sat & Sun 2-4PM.