



Presented by: **Craig Johnston**

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Active
R2849325
Board: V
Apartment/Condo

911 288 W 1ST AVENUE

Vancouver West
False Creek
V5Y 0E9

Residential Attached

\$799,000 (LP)

(SP)



#911 288 W. 1st AVENUE

Sold Date:	If new,GST/HST inc?:	Original Price: \$799,900
Meas. Type:	Bedrooms: 1	Approx. Year Built: 2012
Frontage(feet):	Bathrooms: 1	Age: 12
Frontage(metres):	Full Baths: 1	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,096.65
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 028-886-721	Tax Inc. Utilities?:
View: Yes :False Creek		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: **1 Storey**
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 Underbuilding, Visitor Parking**
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 110, 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**

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

Finished Floor (Main): 583	Units in Development: 155	Tot Units in Strata: 155	Locker: Yes
Finished Floor (Above): 0	Exposure: Southwest	Storeys in Building: 15	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 604-683-8900	
Finished Floor (Below): 0	Maint Fee: \$389.99	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Snow removal, Water		
Finished Floor (Total): 583 sq. ft.			
Unfinished Floor: 0			
Grand Total: 583 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest.		
Suite: None	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed: 100%		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

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

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

Top 5 reasons why this property will move quick: 1. 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. 2. LAYOUT - Well thought out 1 bedroom, 1 baths, & den. Huge floor to ceiling windows showcasing the view & a huge walk in closet. 3. DEVELOPMENT - Offering Concierge service, Fitness Center, Yoga room, Sauna/Steam Rooms & a Roof Top Amenity Room with Community Garden Club, Deck & BBQ. Neighbourhood Concept Plan - to include additional green space, soccer fields & elementary school. 4. FEATURES - Meticulously kept, with In-suite laundry, concealed storage. Large parking spot with EV Charge and locker. 5. PRICE - All this for under \$800K. Viewings by appoint