



Presented by:  
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**Active**  
**R2979982**  
Board: V  
Apartment/Condo

**808 1030 W BROADWAY AVENUE**

Vancouver West  
Fairview VW  
V6H 4J5

Residential Attached

**\$599,000** (LP)   
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$599,000</b>
Meas. Type:	Bedrooms: <b>1</b>	Approx. Year Built: <b>2007</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>18</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>C3-A</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,647.34</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>027-065-332</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes :VIEW OF FALSE CREEK/WATER</b>		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv: <b>LA COLOMBA</b>		
First Nation:		
Services Connctd: <b>Community, Electricity, Natural Gas, Sanitary Sewer</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **1 Storey, Corner Unit**  
Construction: **Concrete**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Electric**  
Outdoor Area: **Balcony(s), Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage; Underground**  
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Laminate**

Legal: **STRATA LOT 45, PLAN BCS2334, DISTRICT LOT 526, 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: **Bike Room, Elevator, Exercise Centre, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Garage Door Opener, Microwave, Sprinkler - Fire**

Finished Floor (Main): <b>487</b>	Units in Development: <b>73</b>	Tot Units in Strata: <b>73</b>	Locker: <b>No</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>East</b>	Storeys in Building: <b>12</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>First Service Residential</b>	Mgmt. Co's #:	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$343.43</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Gardening, Hot Water, Management, Recreation Facility</b>		
Finished Floor (Total): <b>487 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>487 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>		
Suite: <b>None</b>	Restricted Age:	# of Pets: <b>2</b>	Cats: Dogs:
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: <b>1</b>	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	4'5 x 6'4			x	1	Main	4	Yes
Main	Living Room	14'3 x 9'9			x	2			
Main	Kitchen	8'11 x 8'8			x	3			
Main	Bedroom	10'5 x 7'4			x	4			
Main	Walk-In Closet	5' x 7'11			x	5			
Main	Patio	6'3 x 5'9			x	6			
					x	7			
					x	8			

Listing Broker(s): **Royal LePage Elite West**

**Top 5 Reasons why this condo will move quick. 1. LOCATION - Primo Broadway corridor with easy access to tons of shops, good eats & NEW skytrain. 2. BUILDING - The Colomba is well run with a great strata. Amenities are great with good sized gym, a lovely 2 level courtyard and lots of visitor parking. #3. LAY-OUT - This junior 1 bed has a great use of space with open kitchen/living. Bedroom with sliders + Large walk-in closet. Also has a decent sized patio. #4. FEATURES - Nice laminate flooring, dark wood cabinets, stainless appliances, gas stove, granite counters, in-suite laundry & some great city and even partial water views. #5. PRICE - All this for under \$600K is unheard of. Includes 1 parking stall. Open House Sat + Sun 2:00-4:00 (March 22nd + 23rd)**