Presented by:
Cory Raven
MAC Marketing Solutions
Email: email@coryraven.com
Phone: 604-220-9399
Cell: 604-220-9399

Coal Harbour, Vancouver West
202 1680 BAYSHORE DR

MLS # V751866

Residential Attached
Active

List Price: **$619,000**

Previous Price:	$645,000	Subdiv/Complex:	1680 BAYSHORE		
Original Price:	$645,000	View:	Yes; STANLEY PARK AND MARINA		
Frontage:		Postal Code:	V6G 3H6	Type:	Apartment Unit
Depth/Size:				Approx Yr Blt:	2002
Lot SqFt:	0			Age at List Date:	7
Exposure:	SW	Bedrooms:	2	Zoning:	CD-1
Stories in Bldg:		Bathrooms:	2	Taxes:	$2,657 / 2008
Flood Plain:		Full Baths:	2	Gst Incl:	
Meas. Type:		Half Baths:	0	Apprvl Reqd:	
Fixtures Lsd:				Occupancy:	Vacant
Fixt Removed:				Tax Incl Utilities:	N

Style of Home:	Corner Unit		Total Parking: 1	Covered Parking:	1
Construction:	Concrete		Parking Stall #:	Parking Stall Owned:	
Foundation:	Concrete Perimeter		Parking Access: Front		
Exterior:	Aluminum / Concrete / Glass		Parking Facilities: Garage; Underground		
Rain Screen:					
Type of Roof:	Other		Dist to Public Trans:	Dist to School/Bus:	
Renovations:		Reno Year:	Units in Development:	Total Units in Strata:	
Flooring:	Hardwood / Wall/Wall/Mixed		Locker: Yes	Locker #:	62
Water Supply:	City/Municipal		Possession:		
Heat/Fuel:	Heat Pump		Title to Land: Freehold Strata		
No. of Fireplaces:	1	R/I Fireplaces: 1	Seller's Interest: Registered Owner		
Fireplace Fuel:	Gas - Natural		Mortgage Info: 0 -		
Outdoor Area:	Balcony(s)				
			Property Disclosure: INVESTOR OWNER, UNFAMILIAR / No		
Mngmt Co/Phone:	VANCOUVER CONDO / 604-684-6291		Bylaw Restrictions: Pets Allowed, Rentals Allowed		
Mo. Maint Charge:	$424.55				

Maint Charge Incl: **Caretaker, Gardening, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility**

Legal: **LMS4658 LT 4 LD 36 DISTRICT LOT 185 PUBLIC HARBOR, UNDIV 86/10044 SHARE IN COM PROP THEF** PID: **025-393-898**
Amenities: **Air Cond./Central, Bike Room, Elevator, Exercise Centre, In Suite Laundry, Storage**
Features Incl: **Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave, Range, Security System , Sprinkler - Fire**
Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 12'						
Main F.	Kitchen	9' X 7'						
Main F.	Dining	12' X 9'						
Main F.	Master Bedroom	12' X 11'						
Main F.	Bedroom	9' X 9'						
Main F.	Storage	7' X 5'						

Floor Area (SqFt):

Finished Floor Area Main:	1,015
Finished Floor Area Up:	0
Finished Floor Area Down:	0
Finished Floor Area Bsmt:	0
Total Finished Floor Area:	1,015
Unfinished Floor Area:	0
Grand Total Floor Area:	1,015

Total # Rooms:	6
Finished Levels:	1
Basement Area:	None
Bsmt Height:	
Restricted Age:	
# Pets; Cats; Dogs:	
# or % Rentals:	

Bathrooms:

1	4 Piece; Ensuite: Y; Level: Main F.
2	3 Piece; Ensuite: N; Level: Main F.
3	
4	
5	
6	
7	
8	

Listing Broker(s): **(1) Century 21 In Town Realty**

Gorgeous 2 bdrm/den view suite on prestigious Bayshore Dr. Great open plan kitchen stainless appliances & granite countertops. Air conditioned, 24 hr concierge & gym. Great unit in balcony, 1 parking, 1 storage. Just steps from Stanley Park, Robson shops and restaurants, and the world-famous Stanley Park Seawall.

The enclosed information while deemed to be correct, is not guaranteed.