


Presented by:
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Vancouver West, Downtown VW Residential Attached
1607 602 CITADEL PARADE BB, V6B 1X2 MLS# V771929 **Active**

	List Price: \$355,000	Previous Price:	
			Original Price: \$355,000
Subdiv/Complex: Spectrum 4			
Frontage:	Approx Yr Blt: 2007	PID:	027-302-822
Depth/Size:	Age at List Date 2	Type:	Apartment Unit
Lot SqFt: 0	Bedrooms: 1	Zoning:	CD1
Exposure:	Bathrooms: 1	Taxes:	\$1,569 (2008)
Stories in Bldg:	Full Baths: 1	Gst Incl:	
Flood Plain:	Half Baths: 0	Apprvl Req:	
Meas. Type:	Tax Incl Utilities: No		
Fixtures Lsd:			
Fixt Removed:			
View: N			

Style of Home: Upper Unit	Total Parking:	Covered Parking: 0
Construction: Concrete	Parking Stall #:	Parking Stall Owned:
Foundation: Concrete Perimeter	Parking Access:	
Exterior: Glass, Concrete	Parking Facilities: Garage; Underground	
Rain Screen:	R/I Plumbing:	
Type of Roof: Tar & Gravel	Reno Year:	Dist to Public Trans:
Renovations:		Units in Development:
Flooring:		Locker:
Water Supply: City/Municipal		Possession:
Heat/Fuel: Baseboard, Electric		Title to Land: Freehold Strata
No. of Fireplaces: 0	R/I Fireplaces:	Seller's Interest: Registered Owner
Fireplace Fuel:		Mortgage Info: \$0
Outdoor Area: Balcony(s)		Property Disclosure: N - Seller never live in the premises
Mngmt Co: Rancho		Bylaw Restrictions: Pets Allowed, Rentals Allowed
Mngmt Ph: 604-684-4508	Maint Fee: \$258.26	

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

Legal: BCS 2611 LT 93 DL FC LD 36 STRATA LOT AS SHOWN ON FORM V
 Amenities: Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Sauna/Steam Room
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Dishwasher, Drapes/Window Coverings, Microwave, Smoke Alarm, Sprinkler - Fire
 Site Influences: Central Location, Recreation Nearby, Shopping Nearby

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
Main F.	Living Room	16'8 X 9'2						
Main F.	Kitchen	12' X 8'						
Main F.	Master Bedroom	11' X 10'						
Main F.	Den	9' X 5'						
Main F.	Storage	7'2 X 5'6						

<u>Floor Area (SqFt):</u>		Total # Rooms: 5	<u>Bathrooms</u>
Finished Floor Area Main:	625	Finished Levels: 1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area: None	2
Finished Floor Area Down:	0		3
Finished Floor Area Bsmt:	0	Bsmt Height:	4
Total Finished Floor Area:	625	Restricted Age:	5
		# Pets / Cats; Dogs:	6
Unfinished Floor Area:	0	# or % Rentals:	7
Grand Total Floor Area:	625		8

Listing Broker(s): (1) Sutton Grp-West Coast Realty

A very functional suite in Spectrum 4. Close to skytrain station, Costco, trendy shops/restaurants. Great amenities including swimming pool, jacuzzi, sauna, gym, theatre & much more.