

Presented by:
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West End VW, Vancouver West Residential Attached
1002 789 JERVIS ST **MLS # V738701** **Active**



List Price: \$539,000

Previous Price: \$559,000	Subdiv/Complex: JERVIS COURT
Original Price: \$559,000	View: Yes; CORRIDOR CITY VIEW
Frontage:	Postal Code: V6E 2B1
Depth/Size:	Type: Apartment Unit
Lot SqFt: 0	Approx Yr Blt: 1991
Exposure: N E	Age at List Date: 17
Bedrooms: 2	Zoning: C-6
Bathrooms: 2	Taxes: \$2,266 / 2008
Full Baths: 2	Gst Incl:
Half Baths: 0	Apprvl Reqd:
Meas. Type:	Occupancy: Owner
Fixtures Lsd: No	Tax Incl Utilities: Y
Fixt Removed: N	

Style of Home: Corner Unit	Total Parking: 2	Covered Parking: 2
Construction: Concrete	Parking Stall #: #51, #52	Parking Stall Owned:
Foundation: Concrete Perimeter	Parking Access: Lane	
Exterior: Mixed	Parking Facilities: Garage; Underground	
Rain Screen:		
Type of Roof: Other	Dist to Public Trans:	Dist to School/Bus:
Renovations: Reno Year:	Units in Development: 25	Total Units in Strata:
Flooring: Mixed	Locker: Yes	Locker #: 25
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Baseboard / Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 1	Seller's Interest: Registered Owner	
R/I Fireplaces:	Mortgage Info: 0 -	
Fireplace Fuel: Gas - Natural	Property Disclosure: / Yes	
Outdoor Area: Balcony(s)	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed	
Mngmt Co/Phone: CENTURY 21 / 604-273-1745		
Mo. Maint Charge: \$522.61		

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Gas, Management

Legal: PL VAS2846 LT 36 DL 185 LD 36 PID: 016-988-272
 Amenities: In Suite Laundry, Wheelchair Access, Elevator
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Jetted Bathtub, Sprinkler - Fire, Vacuum Blt. In

Site Influences: Central Location, Lane Access, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	21' X 16'						
Main F.	Dining	9' X 8'						
Main F.	Kitchen	14' X 10'						
Main F.	Master Bedroom	13' X 13'						
Main F.	Bedroom	12' X 12'						
Main F.	Entrance Hall	8' X 8'						

Floor Area (SqFt):	Total # Rooms: 6	Bathrooms
Finished Floor Area Main: 1,252	Finished Levels: 1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 1,252	Restricted Age:	5
	# Pets; Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 1,252		8

Listing Broker(s): (1) Sutton Centre Realty

Location, location. Robson & Jervis, this amazingly spacious, open and bright unit has 1252 sqft, 2 bdrm & 2 bath with 2 balconies. Only 3 units per floor, unit faces quiet side of street and has wonderful exposure of W, N, E and well maintained by the original owner. Double entrance doors, 8x8 foyer, 2 parking, gas fireplace. Enjoy a walk to Stanley Park, Seawall, English Bay. Steps to shops & restaurants. Well maintained and good building. MUST SEE.