



Presented by:
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Vancouver West, West End VW Residential Attached
602 1042 NELSON ST, V6E 1H8 MLS# V800335 Active



List Price:	\$569,900	Previous Price:	
		Original Price:	\$569,900
Subdiv/Complex:			
Frontage:		Approx Yr Blt:	1987
Depth/Size:		Age at List Date:	22
Lot SqFt:	0	Bedrooms:	2
Exposure:	S	Bathrooms:	2
Stories in Bldg:	6	Full Baths:	2
Flood Plain:		Half Baths:	0
Meas. Type:		Tax Incl Utils:	
Fixtures Lsd:	Y - SECURITY SYSTEM		
Fixt Removed:	N		
View:	Y - CITY		

Style of Home:	Corner Unit, Penthouse	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Stall #:	12	Parking Stall Owned:	No
Foundation:	Concrete Perimeter	Parking Access:	Lane, Rear		
Exterior:	Concrete, Metal, Stucco	Parking Facilities:	Garage Underbuilding		
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:	1 BLOCK	Dist to School/Bus:	1 BLOCK
Renovations:		Units in Development:	28	Total Units in Strata:	28
Flooring:	Hardwood	Locker:	No	Locker #:	
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	R/I Fireplaces:		Seller's Interest:	Registered Owner
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Sundeck(s)	Property Disclosure:	Y		
Mngmt Co:	ASCENT	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed		
Mngmt Ph:	604-413-1800	Maint Fee:	\$332.33		

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

Legal: PL VAS1764 LT 26 DL 185 LD 36 IN PROPORTION TO THE UNIT ENTITLEMENT OF THE
 Amenities: Bike Room, Elevator, In Suite Laundry
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Security System, Smoke Alarm
 Site Influences: Central Location, Recreation Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 13'						
Main F.	Kitchen	8'10 X 7'5						
Main F.	Dining	8' X 9'						
Main F.	Master Bedroom	10' X 12'6						
Main F.	Bedroom	10'6 X 11'6						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	942	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	; Ensuite: N
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	942	Restricted Age:		5	
		# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	942			8	

Listing Broker(s): (1) RE/MAX Crest Realty (Westside)

This spectacular, unique, south facing and bright Penthouse has it all! 300 sq ft Sun drenched private patio, 2 bedrooms, 2 beautifully renovated bathrooms, gleaming solid hardwood floors, a very cozy gas fire place, and Shadow Magic custom made blinds. Kitchen has all new Stainless steel appliances, beautiful granite counters, and all new cabinets. In-suite storage and in-suite laundry. This Superb, well-run + maintained concrete/metal building has 28 units and is steps to all the beautiful Westend has to offer, rentals are not permitted which makes the building a great owner occupied one, pets are allowed. Agents Open on Dec 11, 10am-12pm. Public Opens Dec 12th&13th 2-4 pm.