



List Price:	<b>\$249,900</b>	Days on Mkt:	
List Date:	<b>20-Aug-07</b>	Expiry Date:	<b>20-Feb-08</b>
Previous Price:		Subdiv/Complex:	<b>RIVER DANCE</b>
Original Price:	<b>\$249,900</b>	Postal Code:	<b>V5S 4V4</b>
Meas. Type:		Frontage:	
		Frontage Metric:	
Depth/Size:		Bedrooms:	<b>1</b>
Lot Size SqFt:	<b>0 sq ft</b>	Bathrooms:	<b>1</b>
Exposure:	<b>Southwest</b>	Full Baths:	<b>1</b>
Stories in Bldg:	<b>12</b>	Half Baths:	<b>0</b>
Flood Plain:		View:	<b>Yes; RIVER VIEWS</b>
Fixtures Lsd:	<b>No</b>		
Fixt Removed:	<b>N</b>		
		Approx Yr Blt:	<b>2000</b>
		Age at List Date:	<b>7</b>
		Type:	<b>Apartment Unit</b>
		Zoning:	<b>CD-1</b>
		Taxes:	<b>\$811 / 2007</b>
		GST Incl:	
		Tax Incl Utils:	<b>N</b>
		Apprvl Reqcd:	<b>N</b>

Style of Home:	<b>Inside Unit</b>	Total Parking:		Covered Parking:	<b>1</b>
Construction:	<b>Concrete</b>	Parking Stall #:	<b>P2#95</b>	Parking Stall Owned:	
Foundation:	<b>Concrete Perimeter</b>	Parking Access:	<b>Front</b>		
Exterior:	<b>Concrete / Glass / Log</b>	Parking Facilities:	<b>Garage; Underground / Visitor Parking</b>		
Rain Screen:		Dist to Public Trans:	<b>1 BLOCK</b>	Dist to School/Bus:	
Type of Roof:	<b>Tar &amp; Gravel</b>	Units in Development:	<b>210</b>	Total Units in Strata:	<b>210</b>
Renovations:		Locker:	<b>Y</b>	Locker #:	<b>26</b>
Flooring:	<b>Laminate</b>	Possession:			
Water Supply:	<b>City/Municipal</b>	Title to Land:	<b>Freehold Strata</b>		
Heat/Fuel:	<b>Baseboard</b>	Seller's Interest:	<b>Registered Owner</b>		
No. of Fireplaces:	<b>0</b>	Mortgage Info:	<b>0 -</b>		
Fireplace Fuel:	<b>None</b>	Property Disclosure:	<b>/ Y</b>		
Outdoor Area:	<b>Patio(s)</b>	Bylaw Restrictions:	<b>Pets Allowed, Rentals Allowed w/Restrictions,</b>		
Mgmt. Co's Name:	<b>TML</b>				
Mgmt. Co's Phone:	<b>604-232-4040</b>				
Mo. Maint Charge:	<b>\$164.64</b>				

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

Legal: **PL LMS4074 LT 129 DL 258 LD 36 UNDIV 516/135907 SHARE IN COM PROP THEREIN.**

Amenities: **Club House, Elevator, Exercise Centre, Garden, In Suite Laundry, Storage**

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Humidifier, Microwave, Security System, Smoke Alarm, Sprinkler - Fire**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11' X 10'			X			X
Main F.	Dining	8' X 11'			X			X
Main F.	Kitchen	8' X 8'			X			X
Main F.	Master Bedroom	11' X 9'6"			X			X
					X			X
					X			X
					X			X
					X			X
					X			X
					X			X

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>4</b>	<b>Bathrooms:</b>	
Finished Floor Area Main:	<b>555</b>	Finished Levels:	<b>1</b>	1	<b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	<b>0 Piece; Ensuite: N</b>
Finished Floor Area Down:	<b>0</b>	Bsmt Height:		3	<b>0 Piece; Ensuite: N</b>
Finished Floor Area Bsmt:	<b>0</b>	Restricted Age:		4	
Total Finished Floor Area:	<b>555</b>	# Pets; Cats; Dogs: ; Cats: Y; Dogs: Y		5	
Unfinished Floor Area:	<b>0</b>	# or % Rentals: <b>10%</b>		6	
Grand Total Floor Area:	<b>555</b>	Roughed in Plumbing:		7	
				8	

Listing Broker 1: **RE/MAX Crest Realty (Westside)** 604-732-1336 Appointments: **Phone L.R. First**

Listing Sales Rep 1: **Katayoon Webb katayoonwebb@remax.net** 604-315-8715 For Appts Call: **KATHY**

Listing Broker 2: Appointment Ph: **604-315-8715**

Listing Sales Rep 2/3: Occupancy: **Owner**

Selling Broker: Owner: **C.GRACIE**

Selling Sales Rep: Commission: **3.255-100/1.1625**

Selling Broker 2:

Selling Sales Rep 2/3:

Realtor Remarks: **View photos on www.katayoonwebb.com**

**Tastefully renovated with quality laminate flooring, designer paint, and crown moulding. This home is located on the quiet side of the building with a peak Bo view of the river. It's open floor plan makes it very spacious. This is steps from a beautiful river boardwalk, tennis courts, golf course and a doggy beach. The only Freehold concrete mid-rise in the area. This central location is close to everything, and is awaiting an amazing future development that would make this to be a great investment. Join us at the first showing at the open house on Saturday Aug 25th-2-4.**