



Presented by:

Harry Kramm

Engel & Volkers Vancouver

Phone: 778-995-7224

www.harrykramm.com

harry.kramm@evcanada.com



Active
R2104630

Board: V
Apartment/Condo

1201 1280 RICHARDS STREET

Vancouver West
Yaletown
V6B 1S2

Residential Attached

\$2,188,000 (LP)
(SP)



| | | |
|--|-----------------------------|------------------------------------|
| Sold Date: | Frontage (feet): | Original Price: \$2,188,000 |
| Meas. Type: | Frontage (metres): | Approx. Year Built: 2008 |
| Depth / Size (ft.): | Bedrooms: 2 | Age: 8 |
| Lot Area (sq.ft.): 0.00 | Bathrooms: 3 | Zoning: DD |
| Flood Plain: | Full Baths: 2 | Gross Taxes: \$5,179.04 |
| Approval Req?: | Half Baths: 1 | For Tax Year: 2016 |
| Exposure: | Maint. Fee: \$840.41 | Tax Inc. Utilities?: No |
| If new, GST/HST inc?: | | P.I.D.: 027-511-626 |
| Mgmt. Co's Name: | | Tour: |
| Mgmt. Co's Phone: | | |
| View: Yes: South to False Creek | | |
| Complex / Subdiv: The Grace Residences | | |
| Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water | | |

| | | |
|--|--|-------------------------------|
| Style of Home: 1 Storey, Corner Unit | Total Parking: Covered Parking: 2 | Parking Access: |
| Construction: Concrete | Parking: Garage; Underground | Locker: |
| Exterior: Brick, Concrete, Stone | | Dist. to School Bus: 2 |
| Foundation: Concrete Perimeter | Reno. Year: | Total Units in Strata: |
| Rain Screen: | R.I. Plumbing: | |
| Renovations: | R.I. Fireplaces: | |
| Water Supply: City/Municipal | # of Fireplaces: 2 | |
| Fireplace Fuel: Gas - Natural | Dist. to Public Transit: 1 | |
| Fuel/Heating: Forced Air, Geothermal, Natural Gas | Units in Development: | |
| Outdoor Area: Balcony(s), Balcny(s) Patio(s) Dck(s) | Title to Land: Freehold Strata | |
| Type of Roof: Metal, Other | Seller's Interest: Registered Owner | |
| | Property Disc.: Yes | |
| | Fixtures Leased: No | |
| | Fixtures Rmvd: Yes: Chandelier | |
| | Floor Finish: Hardwood, Tile | |

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**
Legal: **PL BCS747 LT 49 DL 541 LD 36**

Amenities: **Air Cond./Central, Elevator, In Suite Laundry, Pool; Indoor, Pool; Outdoor, Sauna/Steam Room**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
Features: **Air Conditioning, Clothes Dryer, Clothes Washer, Dishwasher, Disposal - Waste, Drapes/Window Coverings, Freezer, Garage Door**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|------|------------|-------|------|------------|
| Main | Master Bedroom | 15'6 x 10'8 | | | x | | | x |
| Main | Walk-In Closet | 7'6 x 6'2 | | | x | | | x |
| Main | Foyer | 9'3 x 5'1 | | | x | | | x |
| Main | Den | 11'7 x 10'1 | | | x | | | x |
| Main | Living Room | 16'10 x 12'9 | | | x | | | x |
| Main | Dining Room | 12'11 x 9'0 | | | x | | | x |
| Main | Family Room | 16'0 x 11'11 | | | x | | | x |
| Main | Kitchen | 11'4 x 9'7 | | | x | | | x |
| Main | Bedroom | 10'2 x 10'1 | | | x | | | x |
| Main | Storage | 6'11 x 5'11 | | | x | | | x |

| | | | | | | | | |
|--|--|-------------------------|-----------------------|------|-------|-------------|----------|----------------|
| Finished Floor (Main): 1,844 | # of Rooms: 10 | # of Kitchens: 1 | # of Levels: 1 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 0 | Crawl/Bsmt. Height: | | | 1 | Main | 4 | Yes | Barn: |
| Finished Floor (Below): 0 | Restricted Age: | | | 2 | Main | 3 | Yes | Workshop/Shed: |
| Finished Floor (Basement): 0 | # of Pets: 2 | Cats: | Dogs: | 3 | Main | 2 | No | Pool: |
| Finished Floor (Total): 1,844 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| | Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed | | | 5 | | | | Door Height: |
| Unfinished Floor: 0 | Basement: None | | | 6 | | | | |
| Grand Total: 1,844 sq. ft. | | | | 7 | | | | |
| | | | | 8 | | | | |

Listing Broker(s): **Engel & Volkers Vancouver**

Spacious two bedroom, preferred south facing suite in Yaletown's landmark building - The Grace Residences. Elegant design with attention to fit and finish set off the great views of False Creek. Spacious living, dining and high end kitchen areas make this property ideal for entertaining. Newly installed electric blinds on all windows. Features include fireplaces in master and living room, geothermal heat, air-conditioning, 2 side by side parking stalls, large in-suite storage, indoor/outdoor pool, sauna, hot tub, gym, beautifully designed common areas, biometric security, concierge and finally, 2 balconies, 1 off master and 1 for your BBQ off the great room. View mini-website at www.thegraceyaleto.com.