

Presented by:  
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Vancouver West, Downtown VW Residential Attached  
**# 1207 989 RICHARDS ST, V6B 6R6** MLS# V838951 **Sold**



List Price:	\$ 410,000	Previous Price:		Sold Price:	\$ 390,500
Days on Market:	23			Sold Date:	15-Jul-10
Subdiv/Complex: MONDRIAN					
Frontage:		Approx Yr Blt:	2001	PID:	024-979-201
Depth/Size:				Type:	Apartment/Condo
Lot SqFt:	0	Age at List Date:	9	Zoning:	DD
Exposure:	SE	Bedrooms:	1	Taxes:	\$1,601 (2009)
Stories in Bldg:		Bathrooms:	1	If New GST/HST Incl:	No
Flood Plain:		Full Baths:	1	Tax Incl Utilities:	No
Meas. Type:		Half Baths:	0	Apprvl Reqd:	
Fixtures Lsd:					
Fixt Removed:					
View:	Y - CITY				

Style of Home:	Corner Unit, Upper Unit	Total Parking:		Covered Parking:	1
Construction:	Concrete	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Concrete, Glass				
Rain Screen:	Full	R/I Plumbing:			
Type of Roof:	Tar & Gravel				
Renovations:		Reno Year:		Dist to School/Bus:	
Flooring:	Laminate, Tile, Other	Units in Development:	344	Total Units in Strata:	121
Water Supply:	Community	Locker:	Yes		
Heat/Fuel:	Electric, Natural Gas	Possession:			
No. of Fireplaces:	1	Title to Land:	Freehold Strata		
Fireplace Fuel:	Gas - Natural	R/I Fireplaces:		Seller's Interest:	Court Ordered Sale
Outdoor Area:	Balcony(s)	Mortgage Info:	\$0		
Mngmt Co:	CROSBY	Property Disclosure:	N - SOLD AS IS, WHERE IS		
Mngmt Ph:	604-683-8900	Bylaw Restrictions:	Pets Allowed, Rentals Allowed		
Maint Fee:	\$211.01				

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

Legal: SL 76 DL 541 GR 1 NWD SP LMS 4383

Amenities: Club House, Elevator, In Suite Laundry, Recreation Center, Storage, Swirlpool/Hot Tub

Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	10' X 11'						
Main F.	Kitchen	7' X 8'						
Main F.	Dining	9'6 X 8'6						
Main F.	Master Bedroom	9'6 X 9'6						
Main F.	Den	4'6 X 6'6						

<b>Floor Area (SqFt):</b>		Total # Rooms:	5	<b>Bathrooms</b>	
Finished Floor Area Main:	615	Finished Levels:	1	1	4 Piece; Ensuite: Y; 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:	615	Restricted Age:		5	
		# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	615			8	

Listing Broker(s): (1) Rennie & Associates Realty

Rarely available 1 bdrm & den corner unit at the Mondrian by Bosa. This functional floor plan with SE exposure boasts an open layout, prime finishings & a swanky city view. Settle into this prime location steps to Yaletown, posh cafes, trendy restaurants and popular shops. This home could be the one for you.