

FOR SALE & for living

THE SURFCREST
#503 1251 Cardero Street
Vancouver



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HERE'S YOUR CHANCE TO OWN IN ENGLISH BAY! This CONCRETE 1 Bedroom with open layout open layout and balcony is the perfect stepping stone into the Vancouver real estate market as your first home or investment. Well kept home in original condition with lots of opportunity to bring in your own design ideas to update the suite. **LIFESTYLE:** Just steps from the beach, shops and dining of Denman and Davie Street. The building has TONS of amenities including a heated indoor pool, sauna, and onsite building manager. Great return on investment as a rental unit - **RENTALS ALLOWED!** 1 parking and 1 storage locker included. Maintenance fees include city property taxes and the pro-active building will be commencing a project to upgrade various components.

INFORMATION YOU NEED TO KNOW:

PRICE	\$235,000
ADDRESS	#503 1251 Cardero Street
AREA	West End
TYPE	1 Bedroom + Balcony
BATHS	1
SQ FT	592
STRATA FEES	\$358.00
PARKING	1 - #10
STORAGE	Yes
YEAR BUILT	1968
VIEW	West
PETS	Yes - 1 Cat
RENTALS	Yes

INFORMATION YOU *want* TO KNOW:



Transit

0.2 km



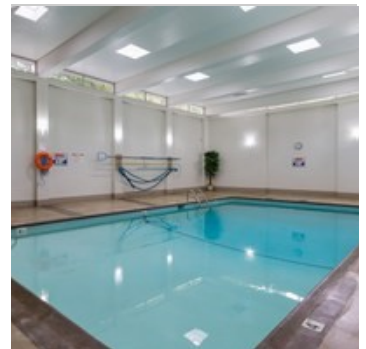
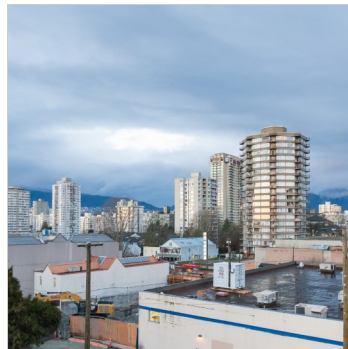
Nearest Park
English Bay



Schools nearby:
Lord Roberts Elementary



Coffee shops within 1 km:
20+



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Active
R2138469
 Board: V
 Apartment/Condo

503 1251 CARDERO STREET
 Vancouver West
 West End VW
 V6G 2H9

Residential Attached
\$235,000 (LP)
 (SP) **M**



Sold Date:
 Meas. Type:
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain:
 Approval Req?:
 Exposure: **West**
 If new, GST/HST inc?:
 Mgmt. Co's Name: **SHERIDAN INVESTMENTS**
 Mgmt. Co's Phone: **604-684-1743**
 View: **Yes: URBAN VIEW**
 Complex / Subdiv: **THE SURFCREST**
 Services Connected: **Electricity, Sanitary Sewer, Water**

Frontage (feet):
 Frontage (metres):
 Bedrooms: **1**
 Bathrooms: **1**
 Full Baths: **1**
 Half Baths: **0**
 Maint. Fee: **\$358.00**

Original Price: **\$235,000**
 Approx. Year Built: **1968**
 Age: **49**
 Zoning: **RM-5**
 Gross Taxes: **\$0.00**
 For Tax Year: **2017**
 Tax Inc. Utilities?: **Yes**
 P.I.D.: **800-111-510**
 Tour:

Style of Home: **Inside Unit**
 Construction: **Concrete, Concrete Block**
 Exterior: **Concrete**
 Foundation: **Concrete Slab**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **None**
 Fuel/Heating: **Baseboard, Hot Water**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Torch-On**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces: **0**
 # of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage Underbuilding**
 Locker: **Y**
 Dist. to Public Transit: **CLOSE**
 Units in Development: **170** Total Units in Strata: **170**
 Title to Land: **Leasehold prepaid-NonStrata**

Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Taxes**
 Legal: **PL 92 LT C BLK 62 DL185 LD36 PID:024-368-024**

Amenities: **Elevator, Pool; Indoor, Sauna/Steam Room, Shared Laundry, Storage, Swirlpool/Hot Tub**

Site Influences: **Central Location, Retirement Community, Shopping Nearby**
 Features: **Drapes/Window Coverings, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	7'10 x 6'9			x			x
Main	Living Room	11'6 x 10'4			x			x
Main	Dining Room	4'9 x 6'7			x			x
Main	Bedroom	14' x 10'			x			x
Main	Patio	12' x 4'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	592	# of Rooms:	5	# of Kitchens:	1	# of Levels:	1	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						2								Barn:
Finished Floor (Below):	0	Restricted Age:						3								Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	1	Cats:	Y	Dogs:	N	4								Pool:
Finished Floor (Total):	592 sq. ft.	# or % of Rentals Allowed:						5								Garage Sz:
Unfinished Floor:	0	Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allwd w/Restrctns					6								Door Height:
Grand Total:	592 sq. ft.	Basement:	None					7								
								8								

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

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