



Presented by:
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Vancouver West, Yaletown Residential Attached
1002 1383 MARINASIDE CR, V6Z 2W9 MLS# V986795 Sold



List Price:	\$1,360,000	Previous Price:	\$1,460,000	Sale Price:	\$1,255,000
Days on Market:	37	Original Price:	\$1,460,000	Sale Date:	28-Feb-13
Subdiv/Complex:					
Frontage:		Approx Yr Blt:	1998	PID:	024-240-681
Depth/Size:		Type:		Apartment/Condo	
Lot SqFt:	0	Age at List Date:	15	Zoning:	CD-1
Exposure:	SE	Bedrooms:	3	Taxes:	\$4,549 (2012)
Stories in Bldg:		Bathrooms:	3	If New GST/HST Incl:	No
Flood Plain:		Full Baths:	2	Tax Incl Utilis:	
Meas. Type:		Half Baths:	1	Apprvl Reqd:	
Fixtures Lsd:					
Fixt Removed:					
View:	Y - WATER & CITY VIEWS				

Style of Home:	1 Storey, Corner Unit	Total Parking:	2	Covered Parking:	
Construction:	Concrete	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Glass, Metal, Other	R/I Plumbing:			
Rain Screen:		Reno Year:		Dist to Public Trans:	1 BLK
Type of Roof:	Other	Locker:	Yes	Dist to School/Bus:	
Renovations:		Possession:		Total Units in Strata:	119
Flooring:	Hardwood	Title to Land:	Freehold Strata		
Water Supply:	City/Municipal	Seller's Interest:	Registered Owner		
Heat/Fuel:	Hot Water, Natural Gas	Mortgage Info:	\$0		
No. of Fireplaces:	1	Property Disclosure:	Y		
Fireplace Fuel:	Gas - Natural	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Outdoor Area:	Balcony(s)	Maint Fee:	\$708.00		
Mngmt Co:	STRATA WEST				
Mngmt Ph:	604-904-9595				

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

Legal: PL LMS3449 LT 75 LD 36 OR V, AS APPROPRIATE.
 Amenities: Elevator, Exercise Centre, Pool; Indoor, Recreation Center, Sauna/Steam Room, Wheelchair Access
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener, Hot Tub Spa/Swirlpool

Site Influences: Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	22' X 15'						
Main F.	Dining	13' X 13'						
Main F.	Kitchen	12' X 8'						
Main F.	Master Bedroom	14' X 13'						
Main F.	Bedroom	12' X 10'						
Main F.	Bedroom	12' X 10'						
Main F.	Den	8' X 8'						

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

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

This spectacular waterfront home is located in most popular Marinaside and captures beautiful water and city views. Southeast corner unit with 1,649 SqFt of gracious living space, open-floor plan with 3 bedrooms plus den, 3 baths and 1 gas fireplace. Features hardwood flooring throughout, maple kitchen cabinets, gas cooktop. This well maintained building comes with amenities: gym lounge, boardroom, indoor pool & sauna, 24-hours concierge. Steps to Yaletown, False Creek, seawall & David Lam Park, shopping & services. Enjoy waterfront life!



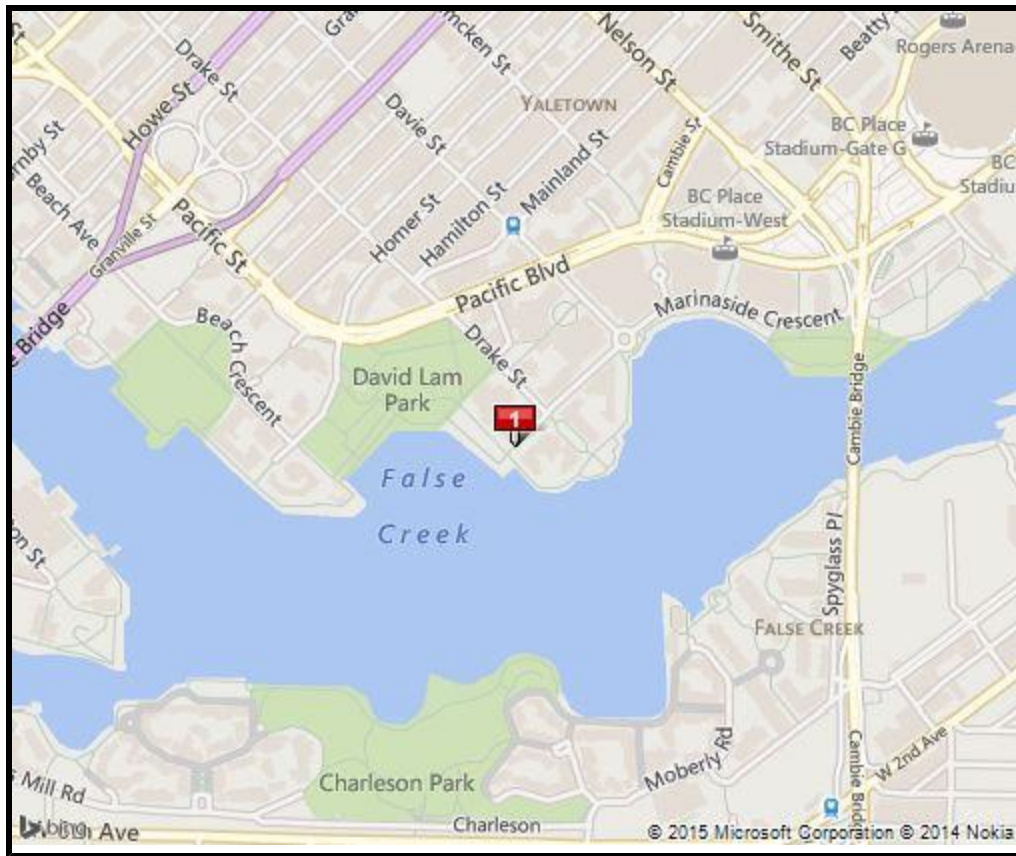
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