



Presented by:  
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Vancouver West, University VW Residential Attached  
**# 1102 5615 HAMPTON PL, V6T 2H1** MLS# V1022990 Sold



List Price:	\$999,000	Previous Price:	\$1,099,000	Sale Price:	\$978,000
Days on Market:	91	Original Price:	\$1,199,000	Sale Date:	18-Nov-13
Subdiv/Complex:					
Frontage:		Approx Yr Bld:	1998	PID:	023-691-328
Depth/Size:				Type:	Apartment/Condo
Lot SqFt:	0	Age at List Date:	15	Zoning:	MFD
Exposure:		Bedrooms:	2	Taxes:	\$2,924 (2013)
Stories in Bldg:		Bathrooms:	2	If New GST/HST Incl:	No
Flood Plain:	No	Full Baths:	2	Tax Incl Utilis:	No
Meas. Type:	Feet	Half Baths:	0	Apprvl Reqd:	
Fixtures Lsd:					
Fixt Removed:					
View:	Y - Fantastic water views to island				

Style of Home:	Corner Unit, Upper Unit	Total Parking:	2	Covered Parking:	2
Construction:	Concrete	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Brick				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:	85	Total Units in Strata:	85
Flooring:		Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Leasehold prepaid-Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	Strata West	Property Disclosure:	Y		
Mngmt Ph:	604-904-9595	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Maint Fee:	\$501.00				

Maint Charge Incl: Caretaker, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility, Snow removal

Legal: PL LMS2711 LT 67 DL 6494 LD 36 IN PROPORTION TO THE UNIT ENTITLEMENT OF THE  
 Amenities: Elevator, Pool; Indoor, Recreation Center, Sauna/Steam Room, Storage, Swirlpool/Hot Tub  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Intercom, Microwave, Security System  
 Site Influences: Private Setting, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 18'						
Main F.	Dining	11' X 13'						
Main F.	Kitchen	8' X 9'						
Main F.	Nook	8' X 7'						
Main F.	Family Room	14' X 14'						
Main F.	Den	11' X 11'						
Main F.	Master Bedroom	12' X 16'						
Main F.	Bedroom	11' X 13'						

<b>Floor Area (SqFt):</b>	Total # Rooms:	8	<b>Bathrooms</b>
Finished Floor Area Main:	Finished Levels:	1	1 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2 5 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:			3
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) Keller Williams Black Diamond

Stunning Condo, Location and Building. This huge 1700' Corner unit has windows galore. 2 bedrooms and a Den and 2 full baths. Nice big Kitchen that is on its own, every room defined. Gas Fireplace, Soaker tub, New Paint and Carpets that make your feet melt they are so soft. Enjoy the most amazing Ocean & Mountain views from this spectacular building The Balmoral on Hampton Place in UBC-close to Campus, Pacific Spirit Park, shopping, Transit. The Elementary & High Schools in this catchment have some of the best ratings in B.C. A Pool, Hot tub, Sauna, Snooker Table, Big Gym, you have no need to leave. 2 parking and a storage locker. Big value for UBC. Come See!!



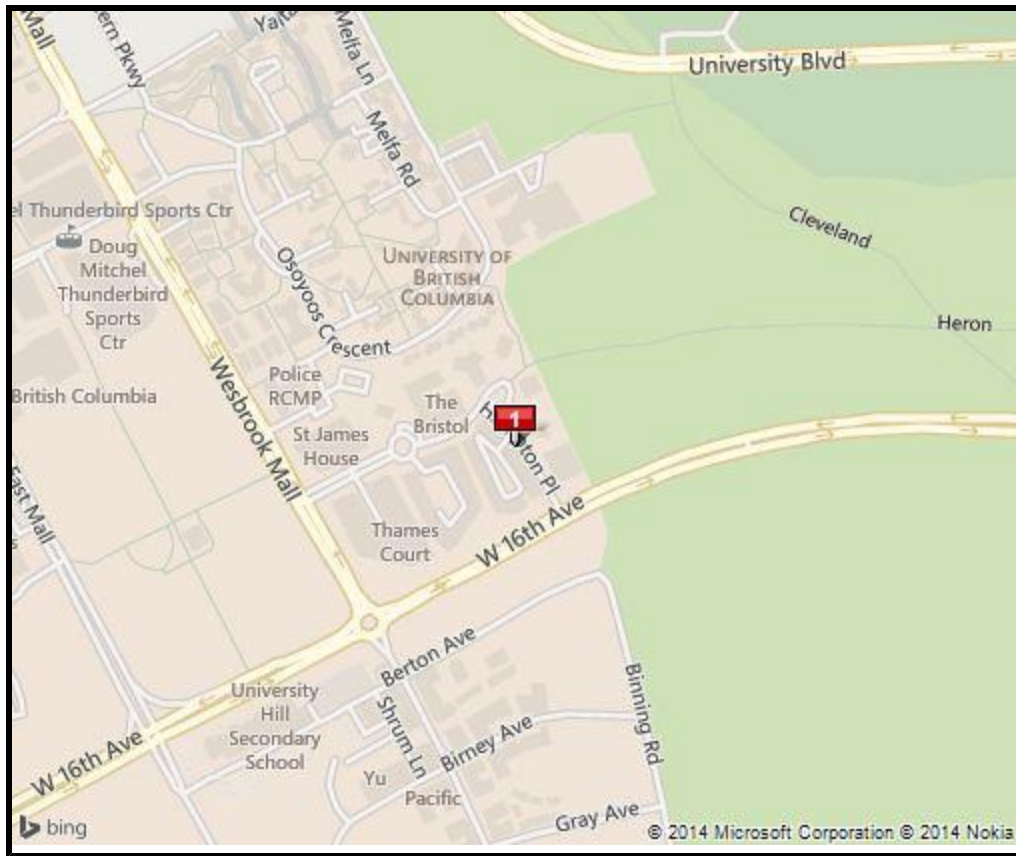
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