



Presented by:

# George Xia

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**Sold**  
**V1112637**  
Board: V  
Apartment/Condo

## 1706 5639 HAMPTON PLACE

Vancouver West  
University VW  
V6T 2H6

Residential Attached

**\$818,000** (LP)

**\$780,000** (SP)



Sold Date: <b>3/28/2015</b>	Frontage (feet):	Original Price: <b>\$818,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>2000</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>15</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Zoning: <b>RES</b>
Flood Plain:	Full Baths: <b>2</b>	Gross Taxes: <b>\$2,277.00</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2014</b>
Exposure: <b>East</b>	Maint. Fee: <b>\$437.00</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?: <b>No</b>		P.I.D.: <b>024-653-888</b>
Mgmt. Co's Name: <b>STRATA WEST</b>		Tour:
Mgmt. Co's Phone: <b>604-904-9595</b>		
View: <b>Yes: PACIFIC SPIRIT PARK, MOUNTAINS, &amp; OCEAN</b>		
Complex / Subdiv: <b>REGENCY IN HAMPTON PLACE</b>		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type:		

Style of Home: **Upper Unit**  
 Construction: **Concrete, Concrete Frame**  
 Exterior: **Metal, Other**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: **Partly**  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Other**

Reno. Year:  
 R.I. Plumbing:  
 Metered Water:  
 R.I. Fireplaces:  
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**  
 Parking: **Garage; Underground**  
 Locker: **Y**  
 Dist. to Public Transit: **NEARBY** Dist. to School Bus: **NEARBY**  
 Units in Development: **123** Total Units in Strata:  
 Title to Land: **Leasehold prepaid-Strata**  
 Property Disc.: **No**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Mixed, Other**

Maint Fee Inc: **Other**  
 Legal: **PL LMS4068 LT 119 DL 6494 LD 36 UNDIV 121/11908 SHARE IN COMM PROP THEREINTOGETHER WITH AN INTERE**

Amenities: **Club House, Elevator, Exercise Centre, Garden, Guest Suite, In Suite Laundry**

Site Influences: **Golf Course Nearby, Recreation Nearby, Shopping Nearby, Treed**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'5 x 20'9			x			x
Main	Dining Room	10'9 x 7'1			x			x
Main	Kitchen	8'3 x 8'6			x			x
Main	Master Bedroom	15' x 12'			x			x
Main	Bedroom	14' x 9'8			x			x
Main	Pantry	8' x 3'4			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): <b>1,303</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>1,303 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>Full</b>			6				
Grand Total: <b>1,303 sq. ft.</b>				7				
				8				

Listing Broker(s): **Dexter Realty** **Dexter Realty**

**This tastefully renovated kitchen features granite counters, soft closing cabinets & stainless steel appliances. Unit also features bamboo wood flooring, custom closet organizers & spa-like master en-suite w/towel warmer & relaxing rain shower. Excellent council, wonderful building w/ updates including new roof, new pipe & modernized lobby. A true gem in the sky!**