

# FOR SALE & for living

METROPOLIS  
#807 - 1238 Richards Street  
Vancouver



## #807 - 1238 Richards Street, Vancouver

Welcome to Metropolis! This rarely available NE facing corner 1 bedroom + den loft featuring 16'6" over height ceilings overlooking the city & parks. Only the finest materials were used in this fully remodelled home. The suite showcases sultry hardwood floors, stainless steel appliances, enchanting views framed by floor to ceiling windows with custom drapes/roller blinds, natural gas fireplace with stone face, in floor heating, modern concrete & steel staircase + much more! Located at the gateway of Yaletown, steps away from Choices, David Lam Park & endless restaurants/shops. Enjoy contemporary living with fantastic building amenities such as: fitness centre, whirlpool, bike room, courtyard & visitor parking. One parking stall and underground storage locker included.

### INFORMATION YOU NEED TO KNOW:

PRICE	\$579,900
ADDRESS	#807-1238 Richards Street, Vancouver
AREA	Downtown
TYPE	1 Bedroom + Den + Office
BATHS	1
SQ FT	864
STRATA FEES	\$355.01
PARKING	1 - P2-33
STORAGE	Yes - P1-47 (4' x 7'3)
YEAR BUILT	1998
VIEW	Northeast
PETS	Yes (2 Dogs or 2 Cats)
RENTALS	Yes

### INFORMATION YOU *want* TO KNOW:



Transit

0.1 km



Nearest Park

Emery Barnes Park



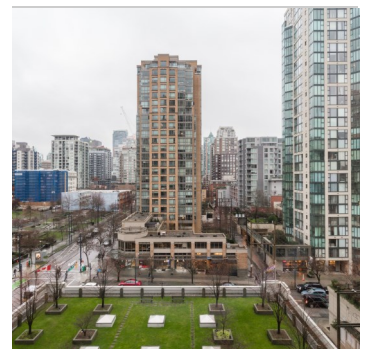
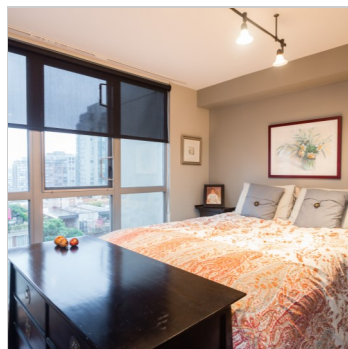
Schools nearby:

Elsie Roy Elementary



Coffee shops within 1 km:

25+



**DEREK KAI** \*PREC

604.868.1666 · dkai@rennie.com

Expertliving.ca

**SUSAN CHOW** \*PREC

604.765.8269 · schow@rennie.com


Expertliving.ca

rennie.com

**RENNIE**  
&  
ASSOCIATES  
REALTY

Presented by:  
**Derek Kai**  
 Rennie & Associates Realty  
 Phone: 604-681-8898 Cell: 604-868-1666  
 Email: [dkai@rennie.com](mailto:dkai@rennie.com)

Vancouver West, Yaletown Residential Attached  
**# 807 1238 RICHARDS ST, V6B 6M6** **MLS# V1103684** **Active**

	<table style="width: 100%; border-collapse: collapse;"> <tr> <td>List Price:</td> <td style="text-align: right;"><b>\$579,900</b></td> <td>Previous Price:</td> <td></td> </tr> <tr> <td colspan="4">Subdiv/Complex: <b>METROPOLIS</b></td> </tr> <tr> <td>Frontage:</td> <td></td> <td>Approx Yr Bld:</td> <td style="text-align: right;"><b>1998</b></td> </tr> <tr> <td>Depth/Size:</td> <td></td> <td>PID:</td> <td style="text-align: right;"><b>024-183-377</b></td> </tr> <tr> <td>Lot SqFt:</td> <td style="text-align: right;"><b>0</b></td> <td>Age at List Date:</td> <td style="text-align: right;"><b>17</b></td> </tr> <tr> <td>Exposure:</td> <td style="text-align: right;"><b>NE</b></td> <td>Zoning:</td> <td style="text-align: right;"><b>DD</b></td> </tr> <tr> <td>Stories in Bldg:</td> <td style="text-align: right;"><b>28</b></td> <td>Taxes:</td> <td style="text-align: right;"><b>\$1,877 (2014)</b></td> </tr> <tr> <td>Flood Plain:</td> <td></td> <td>GST/HST Incl?:</td> <td></td> </tr> <tr> <td>Meas. Type:</td> <td style="text-align: right;"><b>Feet</b></td> <td>Full Baths:</td> <td style="text-align: right;"><b>1</b></td> </tr> <tr> <td>Fixtures Lsd:</td> <td></td> <td>Half Baths:</td> <td style="text-align: right;"><b>0</b></td> </tr> <tr> <td>Fixt Removed:</td> <td style="text-align: right;"><b>N</b></td> <td>Tax Incl Utilities:</td> <td style="text-align: right;"><b>No</b></td> </tr> <tr> <td>View:</td> <td colspan="3" style="text-align: right;"><b>Y - OPEN CITY AND PARK VIEWS</b></td> </tr> <tr> <td colspan="4">Apprvl Reqd:</td> </tr> </table>	List Price:	<b>\$579,900</b>	Previous Price:		Subdiv/Complex: <b>METROPOLIS</b>				Frontage:		Approx Yr Bld:	<b>1998</b>	Depth/Size:		PID:	<b>024-183-377</b>	Lot SqFt:	<b>0</b>	Age at List Date:	<b>17</b>	Exposure:	<b>NE</b>	Zoning:	<b>DD</b>	Stories in Bldg:	<b>28</b>	Taxes:	<b>\$1,877 (2014)</b>	Flood Plain:		GST/HST Incl?:		Meas. Type:	<b>Feet</b>	Full Baths:	<b>1</b>	Fixtures Lsd:		Half Baths:	<b>0</b>	Fixt Removed:	<b>N</b>	Tax Incl Utilities:	<b>No</b>	View:	<b>Y - OPEN CITY AND PARK VIEWS</b>			Apprvl Reqd:			
List Price:	<b>\$579,900</b>	Previous Price:																																																			
Subdiv/Complex: <b>METROPOLIS</b>																																																					
Frontage:		Approx Yr Bld:	<b>1998</b>																																																		
Depth/Size:		PID:	<b>024-183-377</b>																																																		
Lot SqFt:	<b>0</b>	Age at List Date:	<b>17</b>																																																		
Exposure:	<b>NE</b>	Zoning:	<b>DD</b>																																																		
Stories in Bldg:	<b>28</b>	Taxes:	<b>\$1,877 (2014)</b>																																																		
Flood Plain:		GST/HST Incl?:																																																			
Meas. Type:	<b>Feet</b>	Full Baths:	<b>1</b>																																																		
Fixtures Lsd:		Half Baths:	<b>0</b>																																																		
Fixt Removed:	<b>N</b>	Tax Incl Utilities:	<b>No</b>																																																		
View:	<b>Y - OPEN CITY AND PARK VIEWS</b>																																																				
Apprvl Reqd:																																																					

Style of Home: <b>Corner Unit, Loft/Warehouse Conv.</b> Construction: <b>Concrete</b> Foundation: <b>Concrete Perimeter</b> Exterior: <b>Concrete, Glass</b> Rain Screen: Type of Roof: <b>Other</b> Renovations: <b>Completely</b> Flooring: <b>Mixed</b> Water Supply: <b>City/Municipal</b> Heat/Fuel: <b>Baseboard, Radiant</b> No. of Fireplaces: <b>1</b> Fireplace Fuel: <b>Gas - Natural</b> Outdoor Area: <b>None</b> Mngmt Co: <b>AWM ALLIANCE</b> Mngmt Ph: <b>604-685-3227</b>	R/I Plumbing: Reno Year: R/I Fireplaces: Maint Fee: <b>\$355.01</b>	Total Parking: <b>1</b> Covered Parking: <b>1</b> Parking Access: <b>Lane</b> Parking Facilities: <b>Garage; Underground</b> Dist to Public Trans: <b>NEAR</b> Units in Development: Locker: <b>Yes</b> Possession: Title to Land: <b>Freehold Strata</b> Seller's Interest: <b>Registered Owner</b> Mortgage Info: <b>\$0</b> Property Disclosure: <b>Y</b> Bylaw Restrictions: <b>Pets Allowed, Rentals Allowed</b>
--	--	---

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

Legal: **PL LMS3380 LT 36 DL 541 LD 36 THE SL AS SHOWN ON FORM 1 OR V**

Amenities: **Bike Room, Exercise Centre, In Suite Laundry, Recreation Center, Storage, Swirlpool/Hot Tub**

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Microwave, Sprinkler - Fire**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'2 X 12'						
Main F.	Dining	14'8 X 6'7						
Main F.	Kitchen	9'4 X 8'						
Main F.	Master Bedroom	9' X 8'7						
Main F.	Den	10'5 X 6'10						
Main F.	Office	10'6 X 8'2						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms: 6</b>		<b>Bathrooms</b>
Finished Floor Area Main:	<b>468</b>	Finished Levels:	<b>2</b>	<b>1 4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up:	<b>396</b>	Basement Area:	<b>None</b>	
Finished Floor Area Down:	<b>0</b>		<b>2</b>	
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:	<b>3</b>	
Total Finished Floor Area:	<b>864</b>	Restricted Age:	<b>4</b>	
Unfinished Floor Area:	<b>0</b>	# Pets / Cats; Dogs: <b>2 / Cats: Yes; Dogs: Yes</b>	<b>5</b>	
Grand Total Floor Area:	<b>864</b>	# or % Rentals:	<b>6</b>	
			<b>7</b>	
			<b>8</b>	

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

**Welcome to Metropolis! This rarely available NE facing corner 1 bdrm + den loft featuring 16'6 over height ceilings overlooking the city & parks. Only the finest materials were used in this fully remodelled home. The suite showcases sultry H/W floors, stainless steel appliances, enchanting views framed by flr to ceiling windows w/ custom drapes/roller blinds, natural gas fireplace w/stone face, in floor heating, modern concrete & steel staircase + much more! Located at the gateway of Yaletown, steps away from Choices, David Lam Park & endless restaurants/shops. Enjoy contemporary living with fantastic building amenities such as: fitness centre, whirlpool, bike room, courtyard & visitor parking. 1 pkg stall & storage incl.**