

#818 - 1088 Richards Street, Vancouver

\$699,900



Welcome to Richards Living located in the heart of Yaletown! This MOVE IN READY East facing 1 Bed offers an open floorplan, a flex space perfect for a home office, upgraded flooring, built in closets and an outdoor balcony perfect to enjoy the Quiet views of Yaletown. Your gourmet kitchen includes Blomberg/LG stainless steel appliances & granite counters with bar seating. Fantastic building amenities including access to a fully equipped fitness centre, amenity room, podium-level lush urban orchard & visitor parking! Richards Living combines front door access to every urban amenity imaginable with the luxury of living in one of North America's most vibrant trend setting hubs. 1 parking included. This is the one!

KEY INFORMATION

ADDRESS: #818 - 1088 Richards Street, Vancouver

PRICE: \$699,900

AREA: Yaletown

TYPE: 1 Bedroom + 1 Bathroom + Den/Flex + Balcony

SQ FT: 586 SF +37 SF Balcony

YEAR BUILT: 2011

STRATA FEES: \$232.23

FEATURES

VIEWS: Quiet Side - City Views

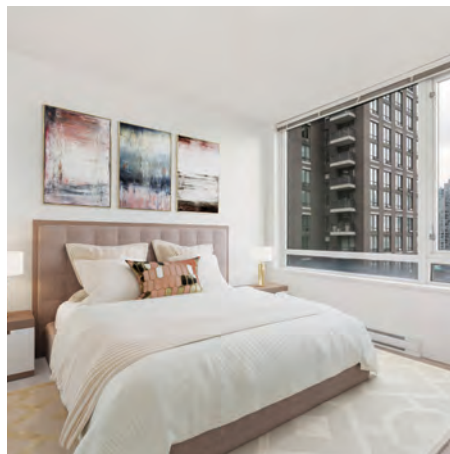
PARKING: P4 - 247

PETS: 2 Pets

RENTAL: Minimum 90 Days

ELEMENTARY: Crosstown Elementary

HIGH SCHOOL: King George Secondary



Derek Kai PERSONAL REAL ESTATE CORPORATION
604.868.1666
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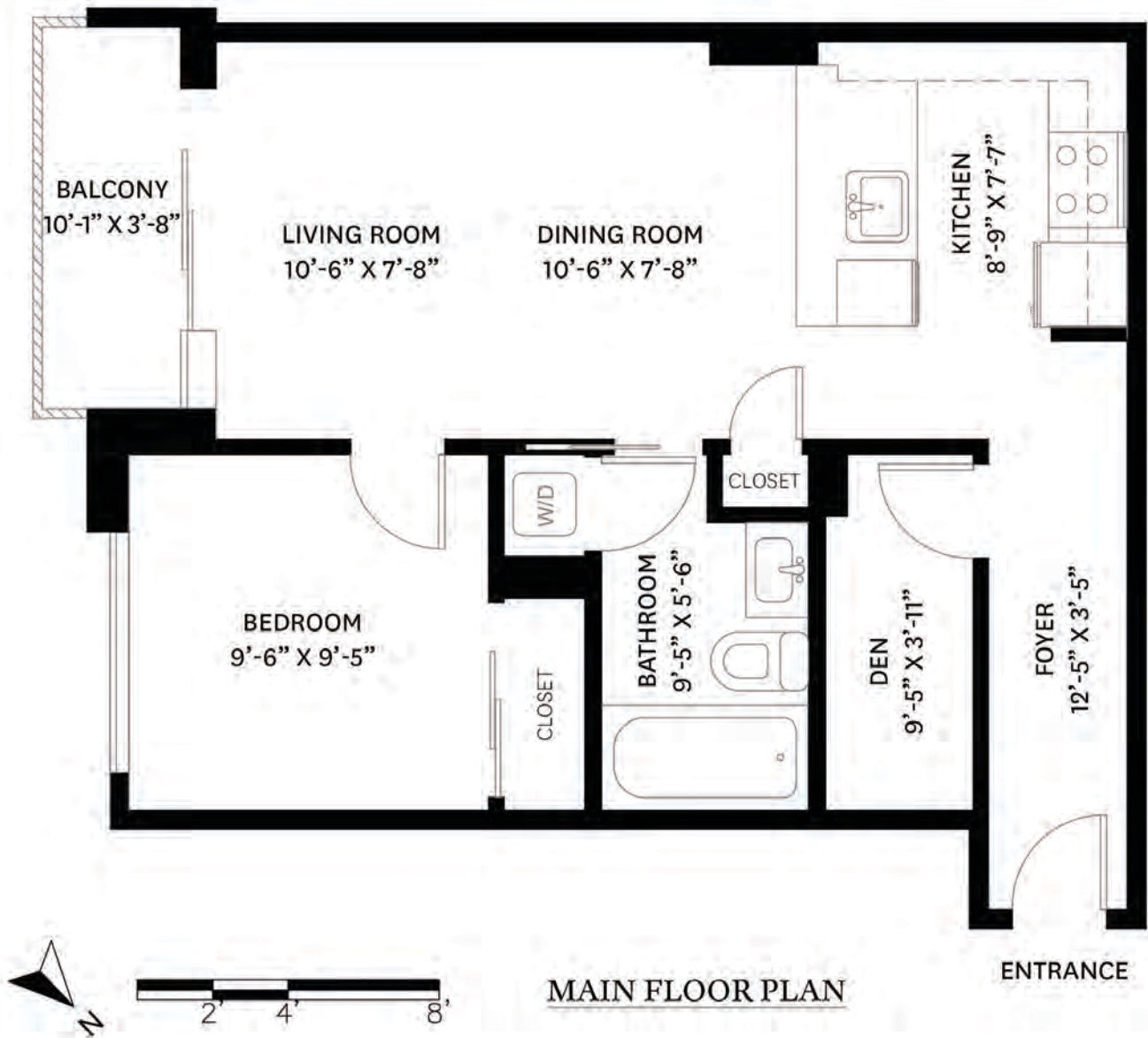
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818 - 1088 RICHARDS STREET, VANCOUVER, BC

MAIN FLOOR TOTAL: 586 SQ. FT.

BALCONY: 37 SQ. FT.



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Presented by:
Derek Kai PREC*

Rennie & Associates Realty Ltd.
Phone: 604-868-1666

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Active

R2587088

Board: V
Apartment/Condo

818 1088 RICHARDS STREET

Vancouver West
Yaletown
V6B 0J8

Residential Attached

\$699,900 (LP)

(SP) 



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?:
Exposure: **East**
If new, GST/HST inc?:
Mgmt. Co's Name: **RANCHO**
Mgmt. Co's Phone: **604-684-4508**
View: **Yes: QUIET SIDE - YALETOWN VIEWS**
Complex / Subdiv: **RICHARDS LIVING**
Services Connected: **Electricity, Sanitary Sewer, Water**
Sewer Type: **City/Municipal**

Frontage (feet):
Frontage (metres):
Bedrooms: **1**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **\$232.23**

Original Price: **\$699,900**
Approx. Year Built: **2011**
Age: **10**
Zoning: **DD**
Gross Taxes: **\$1,925.10**
For Tax Year: **2020**
Tax Inc. Utilities?: **No**
P.I.D.: **028-669-819**
Tour:

Style of Home: **Inside Unit**

Construction: **Concrete**
Exterior: **Concrete, Glass, Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **None**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
R.I. Plumbing:

Metered Water:
R.I. Fireplaces:
of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage Underbuilding, Visitor Parking**
Locker: **N**
Dist. to Public Transit: **NEAR**
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Mixed**

Maint Fee Inc: **Caretaker, Gardening, Hot Water, Management, Recreation Facility, Snow removal**

Legal: **STRATA LOT 147, PLAN BCS4213, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Bike Room, Exercise Centre, Garden, In Suite Laundry**

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

Features: **CltHwsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'9 x 7'7			x			x
Main	Living Room	10'6 x 7'8			x			x
Main	Dining Room	10'6 x 7'8			x			x
Main	Bedroom	9'6 x 9'5			x			x
Main	Den	9'5 x 3'11			x			x
Main	Patio	10'1 x 3'8			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	586	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total):	586 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Grand Total:	586 sq. ft.	Basement: None			6				
					7				
					8				

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

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REA Full Public

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