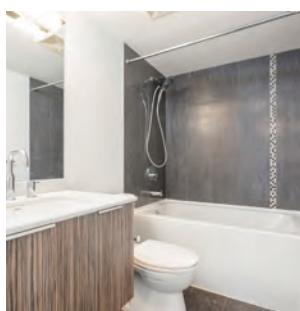
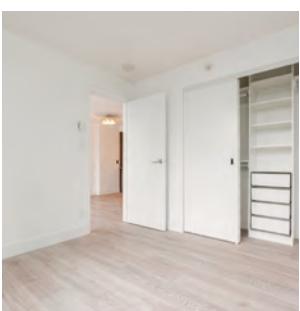
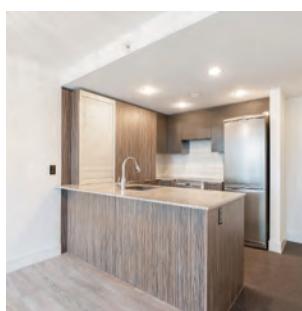


# #818 - 1088 Richards Street, Vancouver

\$699,900



**Derek Kai** PERSONAL REAL ESTATE CORPORATION  
604.868.1666  
dkai@rennie.com  
expertliving.ca

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

**rennie**



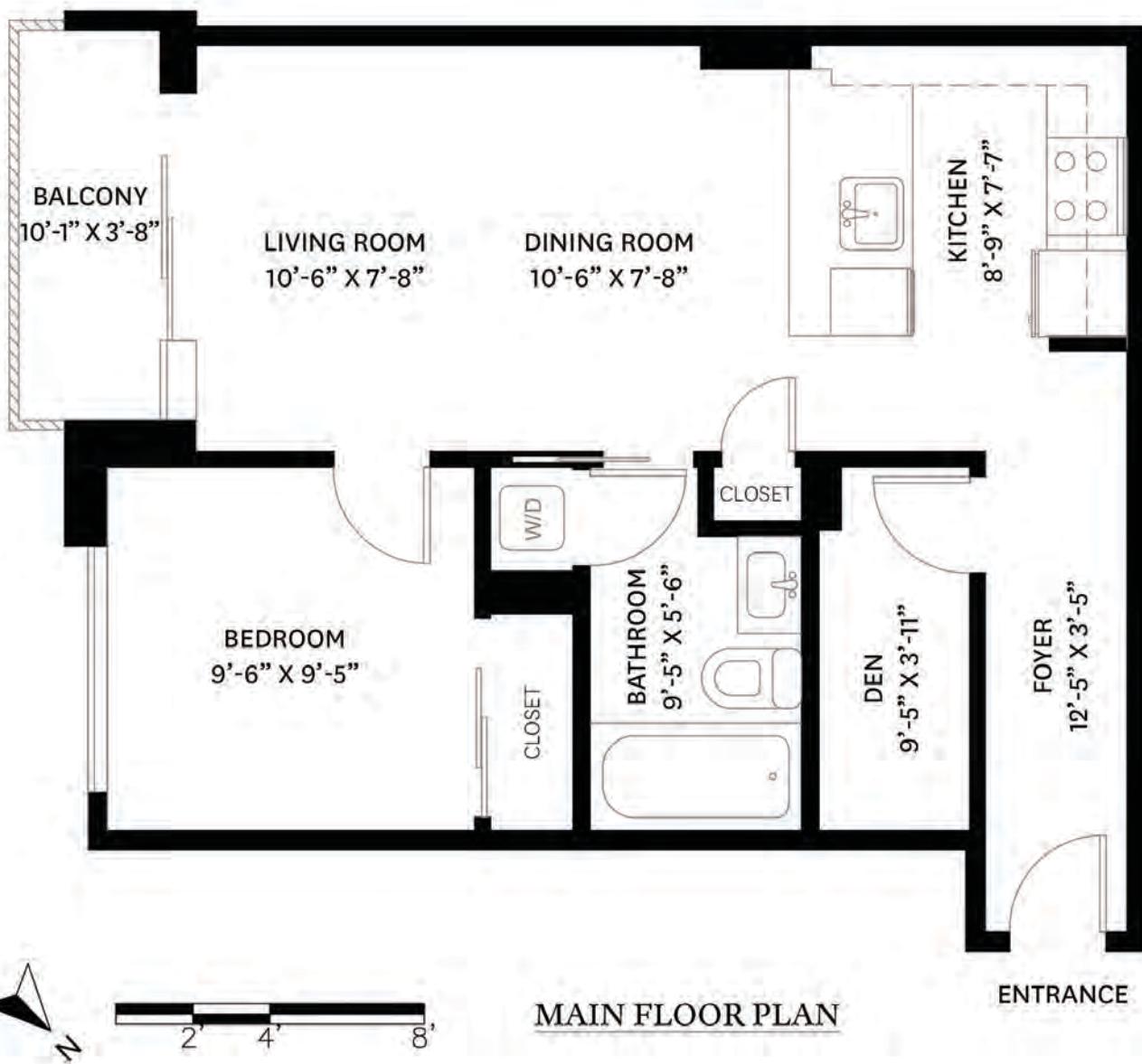
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# 818 - 1088 RICHARDS STREET, VANCOUVER, BC

MAIN FLOOR TOTAL: 586 SQ. FT.

BALCONY: 37 SQ. FT.



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Presented by:

**Derek Kai PREC\***

Rennie &amp; Associates Realty Ltd.

Phone: 604-868-1666

dkai@rennie.com

**rennie**

**Active**  
**R2587088**  
Board: V  
Apartment/Condo

**818 1088 RICHARDS STREET**Vancouver West  
Yaletown  
V6B 0J8

Residential Attached

**\$699,900 (LP)**

(SP)



Sold Date: Frontage (feet): Original Price: **\$699,900**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2011**  
 Depth / Size (ft.): Bedrooms: **1** Age: **10**  
 Lot Area (sq.ft.): Bathrooms: **1** Zoning: **DD**  
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,925.10**  
 Council Apprv?: Half Baths: **0** For Tax Year: **2020**  
 Exposure: **East** Maint. Fee: **\$232.23** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **028-669-819**  
 Mgmt. Co's Name: **RANCHO** Tour:  
 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**

Style of Home: <b>Inside Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Lane</b>
Construction: <b>Concrete</b>	Parking: <b>Garage Underbuilding, Visitor Parking</b>		
Exterior: <b>Concrete, Glass, Mixed</b>			Locker: <b>N</b>
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>NEAR</b>	Dist. to School Bus: <b>NEAR</b>	
Rain Screen:	Units in Development:	Total Units in Strata: <b>233</b>	
Renovations:	Title to Land: <b>Freehold Strata</b>		
Water Supply: <b>City/Municipal</b>	Property Disc.: <b>Yes</b>		
Fireplace Fuel: <b>None</b>	Fixtures Leased: <b>:</b>		
Fuel/Heating: <b>Baseboard, Electric</b>	Fixtures Rmvd: <b>No</b>		
Outdoor Area: <b>Balcony(s)</b>	Floor Finish: <b>Laminate, Mixed</b>		
Type of Roof: <b>Other</b>			

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	<b>Kitchen</b>	<b>8'9 x 7'7</b>			x			x
Main	<b>Living Room</b>	<b>10'6 x 7'8</b>			x			x
Main	<b>Dining Room</b>	<b>10'6 x 7'8</b>			x			x
Main	<b>Bedroom</b>	<b>9'6 x 9'5</b>			x			x
Main	<b>Den</b>	<b>9'5 x 3'11</b>			x			x
Main	<b>Patio</b>	<b>10'1 x 3'8</b>			x			x
	x			x			x	x
	x			x			x	x
	x			x			x	x
	x			x			x	x

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

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

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