



Presented by:
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Vancouver West, Downtown VW Residential Attached
2010 610 GRANVILLE ST, V6C 3J3 MLS# V786555 Sold



List Price:	\$599,000	Previous Price:		Sale Price:	\$597,000
Days on Market:	10	Original Price:	\$599,000	Sale Date:	14-Sep-09
Subdiv/Complex: THE HUDSON					
Frontage:		Approx Yr Bld:	2006	PID:	026-828-952
Depth/Size:		Age at List Date:	3	Type:	Apartment Unit
Lot SqFt:	0	Bedrooms:	2	Zoning:	APT
Exposure:		Bathrooms:	2	Taxes:	\$2,234 (2009)
Stories in Bldg:	32	Full Baths:	2	Gst Incl:	
Flood Plain:		Half Baths:	0	Apprvl Req:	
Meas. Type:		Tax Incl Utils:			
Fixtures Lsd:					
Fixt Removed:					
View:	Y - WATER, CITY, MOUNTAINS				

Style of Home:	Corner Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Stall #:	269	Parking Stall Owned:	
Foundation:	Concrete Perimeter	Parking Access:	Lane		
Exterior:	Concrete, Glass	Parking Facilities:	Garage; Underground, Visitor Parking		
Rain Screen:	Yes	R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	BELOW	Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	432
Flooring:	Mixed, Tile	Locker:	No	Locker #:	
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Registered Owner		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	None	Property Disclosure:	Y		
Mngmt Co:	MACDONALD COMMERCIAL	Bylaw Restrictions:	Pets Allowed, Rentals Allowed		
Mngmt Ph:	604-633-4785	Maint Fee:	\$291.84		

Maint Charge Incl: Caretaker, Hot Water, Management, Recreation Facility

Legal: PL BCS2044 DL 541 SL 251 LD 36 GROUP 1
 Amenities: Bike Room, Club House, Exercise Centre, Garden, In Suite Laundry, Sauna/Steam Room
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Microwave

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 12'						
Main F.	Kitchen	9' X 8'7"						
Main F.	Master Bedroom	11'9" X 10'						
Main F.	Bedroom	9'9" X 9'6"						
Main F.	Den	8'11" X 7'7"						
Main F.	Storage	5' X 5'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	887	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	887	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	887			8	

Listing Broker(s): (1) Sutton Centre Realty

Just in time for the Vancouver Winter Olympics, unit #2010. The ever popular, very desirable Hudson Building is zoned live/work & is conveniently located in the heart of downtown with Pacific Centre Mall shopping across the street and access skytrain from the elevator in the building. Enjoy beautiful inlet water, city & mountain views while relaxing in the comfort of your bedroom or living room. This split 2 bedroom & den, 2 bathroom (ensuite) comes with stainless steel appliances and polished stone countertops. Amenities include garden, lounge, gym, games room & 24hr concierge. Pets & rentals welcome.