



Presented by:
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Fairview VW, Vancouver West Residential Attached
705 1068 W BROADWAY BB MLS # V763553 Sold

No Photo Available

List Price: \$269,000	Sale Price: \$262,000	Days on Market: 19
Original Price: \$269,000	Sale Date: 13-May-09	
Previous Price:	Subdiv/Complex: THE ZONE	
Depth/Size:	View:	
Lot SqFt: 0	Postal Code: V6H 1E7	Type: Apartment Unit
Exposure: W	Bedrooms: 1	Approx Yr Blt: 2009
Stories in Bldg: 13	Bathrooms: 1	Age at List Date: 0
Flood Plain:	Full Baths: 1	Zoning: C-3A
Meas. Type:	Half Baths: 0	Taxes:
Fixtures Lsd:		Gst Incl:
Fixt Removed:		Apprvl Reqd:
		Occupancy: Under Construction
		Tax Incl Util: N

Style of Home: Upper Unit	Total Parking:	Covered Parking: 0
Construction: Concrete	Parking Stall #:	Parking Stall Owned:
Foundation: Concrete Slab	Parking Access:	
Exterior: Brick / Concrete / Glass	Parking Facilities: None	
Rain Screen:		
Type of Roof: Torch-On	Dist to Public Trans:	Dist to School/Bus:
Renovations:	Units in Development:	Total Units in Strata: 93
Flooring: Laminate / Tile / Other	Locker: Yes	Locker #:
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Baseboard / Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 0	R/I Fireplaces:	Seller's Interest: Assign. of Contract
Fireplace Fuel:		Mortgage Info: 0 -
Outdoor Area: None		
Mngmt Co/Phone: ASCENT RE CORP	Property Disclosure: UNDER CONSTRUCTION / No	
Mo. Maint Charge: \$146.25	Bylaw Restrictions: No Restrictions	

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

Legal: [PROP SL] 37, PARCEL A BLK 355 DL 526 GRP 1 NWD PLAN BCP 26184 PID 026-815-290 PID: 800-043-283
 Amenities: Bike Room, Elevator, Exercise Centre, Garden, Playground, Recreation Center
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Microwave, Intercom, Security - RI, Smoke Alarm, Sprinkler - Fire
 Site Influences: Central Location, Gated Complex, Lane Access, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'6 X 6'						
Main F.	Kitchen	9' X 6'6"						
Main F.	Bedroom	7' X 10'						
Main F.	Storage	8'6 X 4'6"						
Main F.	Other	6' X 5'6"						

Floor Area (SqFt):	Total # Rooms: 5	Bathrooms
Finished Floor Area Main: 506	Finished Levels: 1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 506	Restricted Age:	5
	# Pets; Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 506		8

Listing Broker(s): (1) Macdonald Realty Ltd. (Van)

Located in the heart of Fairview, the Zone on West Broadway is nearing a May 2009 completion. This fantastic, seventh floor, West-facing Jr 1 bedroom floor plan features a very functional floor plan with absolutely no wasted space. S/S appliances & laminate flooring throughout. Priced to sell. Footsteps to shopping & VGH. Excellent first-time home &/or investment opportunity.