



Presented by:  
**Katayoon Webb**

RE/MAX Crest Realty Westside  
Phone: 604-315-8715

[katayoonwebb@remax.net](mailto:katayoonwebb@remax.net)



**Active**  
**R2045466**

Board: V  
Apartment/Condo

**401 1165 BURNABY STREET**

Vancouver West  
West End VW  
V6E 1P3

Residential Attached

**\$695,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$695,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1975</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>41</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Zoning: <b>RM-5A</b>
Flood Plain: <b>No</b>	Full Baths: <b>1</b>	Gross Taxes: <b>\$1,880.82</b>
Approval Req?: <b>No</b>	Half Baths: <b>1</b>	For Tax Year: <b>2015</b>
Exposure:	Maint. Fee: <b>\$594.51</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>003-548-783</b>
Mgmt. Co's Name: <b>NAI GODDARD &amp; SMITH</b>		Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone: <b>604-534-7974</b>		
View: <b>Yes: PEEK-A-BOO OCEAN</b>		
Complex / Subdiv: <b>QU'APPELLE</b>		
Services Connected: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>		

Style of Home: **Corner Unit, End Unit**  
Construction: **Concrete, Concrete Frame**  
Exterior: **Concrete, Glass**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Completely**  
Water Supply: **City/Municipal**  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Hot Water**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:  
# of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**  
Parking: **Garage Underbuilding**  
Locker: **Y**  
Dist. to Public Transit: **1 BLOCK**  
Units in Development: **22**  
Dist. to School Bus:  
Total Units in Strata: **22**  
Title to Land: **Freehold Strata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **:**  
Floor Finish: **Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Snow removal**  
Legal: **PL VAS164 LT 7 DL 185 LD 36**

Amenities: **Elevator, In Suite Laundry, Storage**

Site Influences: **Central Location, Shopping Nearby, Treed**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'6 x 13'3			x			x
Main	Dining Room	9' x 9'			x			x
Main	Kitchen	11' x 9'			x			x
Main	Master Bedroom	14'6 x 10'6			x			x
Main	Bedroom	10'6 x 11'			x			x
Main	Patio	8' x 4'6			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): <b>975</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	2	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats: <b>Y</b>	Dogs: <b>Y</b>	3				Pool:
Finished Floor (Total): <b>975 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Not Allowed</b>			5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>975 sq. ft.</b>				7				
				8				

Listing Broker(s): **RE/MAX Crest Realty Westside**

**Welcome to 401 in the Southwest corner of the coveted boutique concrete Qu'Appelle in the heart of the Westend. Only 2 suites occupy each level for a total of 22 homes in this building. The home has been mostly used as a vacation home and is very well maintained. Renovations include beechwood engineered hardwood floors, open floor plan, large main bath with soaker tub and slate tiles. Master has 2pce en-suite. Living room is cozy and offers built in shelving for TV, stereo and books. The building is very well kept with many recent upgrades. Two blocks to beautiful Westend Beaches, and all this community has to offer! OPEN HOUSE Saturday March 19, 2-4pm.**