



Presented by:
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Active
R2400710
Board: V
Apartment/Condo

2106 131 REGIMENT SQUARE

Vancouver West
Downtown VW
V6B 1X6

Residential Attached

\$599,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$599,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 2007
Depth / Size (ft.):	Bedrooms: 1	Age: 12
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: CD-1
Flood Plain:	Full Baths: 1	Gross Taxes: \$1,641.70
Council Apprv?:	Half Baths: 0	For Tax Year: 2019
Exposure:	Maint. Fee: \$274.22	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 027-260-747
Mgmt. Co's Name: Rancho		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-684-4508		
View: Yes: City & BC Place Stadium		
Complex / Subdiv: SPECTRUM 3		
Services Connected: Electricity, Water		
Sewer Type: City/Municipal		

Style of Home: Inside Unit, Upper Unit, Bachelor/Studio	Total Parking: 1	Covered Parking: 1	Parking Access: Lane
Construction: Concrete	Parking: Garage; Underground		Locker: N
Exterior: Mixed			Dist. to School Bus:
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: 1 BLOCK	Total Units in Strata:
Rain Screen:	R.I. Plumbing:	Units in Development: 211	
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel:	R.I. Fireplaces:	Fixtures Leased: :	
Fuel/Heating: Baseboard, Electric	# of Fireplaces: 0	Fixtures Rmvd: :	
Outdoor Area: Balcony(s)		Floor Finish: Mixed	
Type of Roof: Other			

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Water**
 Legal: **STRATA LOT 140, PLAN BCS2577, DISTRICT LOT FC, 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 1 OR V, AS APPROPRIATE**
 Amenities: **Bike Room, Club House, Exercise Centre, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	9'4 x 8'9			x			x
Main	Living Room	11'5 x 10'9			x			x
Main	Kitchen	9'9 x 7'			x			x
Main	Den	6'6 x 5'1			x			x
Main	Foyer	6' x 4'1			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 553	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath: 1	Floor: Main	# of Pieces: 4	Ensuite?: No	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			2				Barn:
Finished Floor (Below): 0	Restricted Age:			3				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	4				Pool:
Finished Floor (Total): 553 sq. ft.	# or % of Rentals Allowed: 100%			5				Garage Sz:
	Bylaws: Pets Allowed, Rentals Allowed			6				Grg Dr Ht:
Unfinished Floor: 0				7				
Grand Total: 553 sq. ft.	Basement: None			8				

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

Outstanding Location! This suite is Move-in Ready because it's Super Cared for by its Long-time Owners. And friends, this One-Bedroom comes with PARKING! This suite is on the Quiet side of Spectrum 3, and faces the courtyard. Step out onto the balcony for peek-a-boo water views. During the day, the suite receives lots of Sunshine. Very efficient layout. Flex can double as a DEN. Ultra Convenient Location: Skytrain is a 2 minute walk. Costco and T&T are very close by. Rentals Allowed. Future Amazon and Apple Vancouver headquarters just 5 minutes up Georgia make this great investment potential. "All You Want" amenities includes indoor pool, hot tub, sauna, gym, and party room. Pet-friendly, too. Welcome home! See you at the Open House: SAT/SUN Sep 14-15, 2 to 5pm