



Presented by:
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Active
R2263786
 Board: V
 Apartment/Condo

302 5605 HAMPTON PLACE

Vancouver West
 University VW
 V6T 2H2

Residential Attached

\$734,800 (LP)
 (SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$734,800**
 Meas. Type: **Feet** Frontage (metres): _____ Approx. Year Built: **1997**
 Depth / Size (ft.): _____ Bedrooms: **1** Age: **21**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **MF**
 Flood Plain: _____ Full Baths: **1** Gross Taxes: **\$1,104.83**
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2017**
 Exposure: **Southwest** Maint. Fee: **\$324.84** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: _____ P.I.D.: **023-800-909**
 Mgmt. Co's Name: **Stratawest Management** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-904-9595**
 View: _____
 Complex / Subdiv: **The Pemberley**
 Services Connected: **Community**

Style of Home: **Corner Unit, Upper Unit**
 Construction: **Frame - Wood**
 Exterior: **Stone, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen: _____
 Renovations: **Completely**
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year: _____
 R.I. Plumbing: _____
 R.I. Fireplaces: _____
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Underground, Visitor Parking**
 Locker: **Y**
 Dist. to Public Transit: **1 block** Dist. to School Bus: **3 blocks**
 Units in Development: **72** Total Units in Strata: **72**
 Title to Land: **Leasehold prepaid-Strata**
 Property Disc.: **Yes**
 Fixtures Leased: _____
 Fixtures Rmvd: _____
 Floor Finish: **Hardwood, Tile**

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Snow removal**
 Legal: **PL LMS2846 LT 27 DL 6494 LD 36. UNDIV 800/61710 SHARE IN COM PROP THEREIN 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, Elevator, Garden, In Suite Laundry, Storage**

Site Influences: **Central Location, Golf Course Nearby, Greenbelt, Recreation Nearby, Shopping Nearby, Treed**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'9 x 4'4			x			x
Main	Kitchen	11'10 x 7'1			x			x
Main	Dining Room	10' x 10'10			x			x
Main	Living Room	13'3 x 14'			x			x
Main	Master Bedroom	12'2 x 11'2			x			x
Main	Den	7'9 x 11'11			x			x
Main	Walk-In Closet	5'1 x 5'			x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	817	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 1	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total):	817 sq. ft.	# or % of Rentals Allowed: 7			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Door Height:
Grand Total:	817 sq. ft.	Basement: None			6				
					7				
					8				

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

This stunning 3rd floor 817 sqft peaceful home has a west facing 537ft PATIO which is partially covered to enjoy all year! You will love the TRAILS of PACIFIC SPIRIT PARK & vibrant SHOPS of WESBROOK VILLAGE that are steps away! The light hardwood flooring & large windows welcome you home to this bright & private space that is perfect for entertaining with the open living space that leads to the XL patio. The modern kitchen has stainless steel appliances, a pantry & access to the in-suite laundry. The Master bedroom has walk-in closet & 4pc ensuite. The den has been converted to a sleeping area, making this like a 2 bedroom! TWO PARKING, 1 storage. OPEN HOUSES: Thur May 3rd:5:30-7pm, Sat/Sun May 5&6: 2:30-4:30pm or by appointment.