



Presented by:  
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**Active**  
**R2849088**  
Board: V  
Apartment/Condo

**2304 888 HAMILTON STREET**

Vancouver West  
Downtown VW  
V6B 5W4

Residential Attached

**\$1,030,000** (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$1,030,000</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>1993</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>31</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>RES</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,744.56</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2023</b>
Flood Plain:	P.I.D.: <b>018-119-123</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes :CITY</b>		Tour:
Complex / Subdiv: <b>Rosedale Gardens</b>		
First Nation:		
Services Connctd: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **1 Storey**  
Construction: **Concrete**  
Exterior: **Concrete, Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage; Underground**  
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Laminate, Mixed, Tile, Carpet**

Legal: **STRATA LOT 151, PLAN LMS740, DISTRICT LOT 541, NEW WESTMINSTER LAND DISTRICT, UNDIV 961/141173 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: **Club House, Elevator, Exercise Centre, Garden, In Suite Laundry, Pool; Indoor, Storage, Swirlpool/Hot Tub, Wheelchair Access**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Oven - Built In, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): <b>1,035</b>	Units in Development: <b>168</b>	Tot Units in Strata: <b>168</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>Northwest</b>	Storeys in Building: <b>25</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>CENTURY 21 PRUDENTIAL ESTATES</b>	Mgmt. Co's #:	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$473.36</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Hot Water, Management</b>		
Finished Floor (Total): <b>1,035 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,035 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>		
Suite: <b>None</b>	Restricted Age:	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: <b>1</b>	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'0 x 13'0			x	1	Main	3	Yes
Main	Dining Room	12'0 x 8'0			x	2	Main	3	No
Main	Kitchen	10'0 x 8'0			x	3			
Main	Primary Bedroom	14'0 x 11'0			x	4			
Main	Bedroom	11'0 x 10'0			x	5			
Main	Den	5'0 x 5'0			x	6			
					x	7			
					x	8			

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

**Spacious NW Corner unit, 2 Bedroom 2 BATH & DEN in the heart of DOWNTOWN VANCOUVER, with vibrant city views. Large living and dining area with big windows bringing in natural sunlight. Bright and Spacious kitchen leading to a covered sizeable balcony. Walking distance to Yaletown, Robson Street, Pacific Centre, shopping, restaurants and Parks. Minutes to Subway station. Enjoy access to Rosedale Hotel Amenities (indoor pool, hot tub, sauna & gym) with small annual fees. Other amenities including second floor garden, guest parking. Includes 1 parking 1 locker. Wall paint and carpet replaced in 2019.**