



Presented by:
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Active
R2968165
Board: V
Apartment/Condo

2301 867 HAMILTON STREET

Vancouver West
Downtown VW
V6B 6B7

Residential Attached

\$1,150,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?: Yes	Original Price: \$1,150,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1994
Frontage(feet):	Bathrooms: 2	Age: 31
Frontage(metres):	Full Baths: 2	Zoning: RES
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,265.01
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 019-081-642	Tax Inc. Utilities?: No
View: Yes :Downtown		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey, Corner Unit**
Construction: **Concrete**
Exterior: **Brick, Concrete**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard**
Outdoor Area: **None**
Type of Roof: **Torch-On**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing: **No**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage; Underground**
Dist. to Public Transit: **1** Dist. to School Bus: **3**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 93, PLAN LMS1716, DISTRICT LOT 541, 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**

Amenities: **Exercise Centre, In Suite Laundry, Sauna/Steam Room**

Site Influences: **Central Location, Lane Access, Marina Nearby, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): 1,244	Units in Development: 124	Tot Units in Strata: 124	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Rancho	Mgmt. Co's #: 604-684-4508	
Finished Floor (Below): 0	Maint Fee: \$795.84	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility		
Finished Floor (Total): 1,244 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,244 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **8**

Restricted Age: # of Pets: Cats: Dogs:
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	7'5 x 5'8			x	1	Main	4	No
Main	Living Room	13'10 x 13'10			x	2	Main	4	Yes
Main	Dining Room	13'9 x 7'10			x	3			
Main	Kitchen	7'11 x 7'7			x	4			
Main	Eating Area	9'1 x 6'7			x	5			
Main	Primary Bedroom	14'4 x 13'4			x	6			
Main	Bedroom	9'10 x 9'10			x	7			
Main	Office	10'7 x 7'6			x	8			

Listing Broker(s): **Macdonald Realty**

Welcome to this generous 2-bedroom, 2-bath+solarium/den unit in the coveted Jardines Lookout. Soak in the breathtaking panoramic views from the 23rd floor. The expansive living and dining areas provide a perfect space for entertaining while you admire the stunning Vancouver skyline through the floor-to-ceiling windows. Bring your full-sized furniture and settle in, or get creative and transform this space into your dream home. With an on-site caretaker and a highly attentive strata, you can rest easy. Enjoy the vibrant downtown lifestyle, with convenient access to transit, the Vancouver Public Library, and a wide variety of cafes, restaurants, and shopping just steps away. This location truly offers the best of city living! Open House Thur, Feb 20th 4:30 to 6:30, Sat Feb 22nd 2-4pm