



Presented by:  
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Vancouver West, False Creek North Residential Attached  
**# 3205 198 AQUARIUS ME, V6Z 2Y4** MLS# V884198 **Active**



List Price: \$399,900 Previous Price:  
 Original Price: \$399,900

Subdiv/Complex: AQUARIUS II

Frontage:	Approx Yr Blt: 2000	PID:	024-523-437
Depth/Size:		Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date: 11	Zoning:	CD-1
Exposure:	Bedrooms: 1	Taxes:	\$1,533 (2010)
Stories in Bldg:	Bathrooms: 1	If New GST/HST Incl:	
Flood Plain:	Full Baths: 1	Tax Incl Utils:	No
Meas. Type: Feet	Half Baths: 0	Apprvl Req:	

Fixtures Lsd:  
 Fixt Removed:  
 View: Y - GREAT SE VIEW OF FALSE CREEK

Style of Home: Upper Unit	Total Parking:	Covered Parking: 1
Construction: Concrete, Other	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground	
Exterior: Mixed		
Rain Screen:	R/I Plumbing:	
Type of Roof: Tar & Gravel	Dist to Public Trans: CLOSE	Dist to School/Bus: CLOSE
Renovations:	Units in Development:	Total Units in Strata: 480
Flooring:	Locker: No	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Baseboard, Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 0	Seller's Interest: Registered Owner	
Fireplace Fuel: None	Mortgage Info: \$0	
Outdoor Area: None		
Mngmt Co: PROMPTON REAL ESTATE SERVICES	Property Disclosure: Y	
Mngmt Ph: 604-899-2333	Bylaw Restrictions: Pets Allowed, Rentals Allowed	
Maint Fee: \$213.63		

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Gas, Hot Water, Management

Legal: PL LMS3903 LT 364 LD 36 OR V, AS APPROPRIATE  
 Amenities: Bike Room, Club House, Exercise Centre, Garden, Pool; Indoor, Recreation Center  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Compactor - Garbage, Dishwasher, Garage Door Opener, Security System, Sprinkler - Fire  
 Site Influences: Central Location, Cul-de-Sac, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 10'						
Main F.	Kitchen	8' X 7'						
Main F.	Master Bedroom	10' X 9'						
Main F.	Den	8' X 5'						

Floor Area (SqFt):		Total # Rooms:	4	Bathrooms
Finished Floor Area Main:	526	Finished Levels:	1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2
Finished Floor Area Down:	0			3
Finished Floor Area Bsmt:	0	Bsmt Height:		4
Total Finished Floor Area:	526	Restricted Age:		5
		# Pets / Cats; Dogs:	2	6
Unfinished Floor Area:	0	# or % Rentals:		7
Grand Total Floor Area:	526			8

Listing Broker(s): (1) Royal LePage Westside

Wonderful unobstructed water & mountain SE views to False Creek & Marina. Bright suite with high ceilings. Just steps to the Seawall, Park, Urban Fare, restaurants, theatres & Roundhouse Community Centre. Concord building feature 24-hour concierge, indoor pool, exercise room & squash court. Pets & Rentals allowed. Minutes to Yaletown skytrain. A great location with an enviable lifestyle. Come view it & make your offer today! OPEN HOUSE by APPOINTMENT Saturday May 7th, 1-3 PM.