



Presented by:
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Active
R2073385
 Board: V
 Apartment/Condo

805 518 MOBERLY ROAD
 Vancouver West
 False Creek
 V5Z 4G3

Residential Attached
\$868,000 (LP)
 (SP)



Sold Date:	Frontage (feet):	Original Price: \$868,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 1986
Depth / Size (ft.):	Bedrooms: 2	Age: 30
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: FCCDD
Flood Plain:	Full Baths: 2	Gross Taxes: \$2,206.06
Approval Req?:	Half Baths: 0	For Tax Year: 2015
Exposure: North ,	Maint. Fee: \$378.59	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: 003-352-781
Mgmt. Co's Name: COLYVAN PACIFIC MGMT		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-683-8399		
View: Yes: CITY & FALSE CREEK		
Complex / Subdiv: NEWPORT QUAY		
Services Connected: Electricity, Water		

Style of Home: 1 Storey, Upper Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Rear
Construction: Concrete	Parking: Garage Underbuilding, Visitor Parking		
Exterior: Mixed			Locker: Y
Foundation: Concrete Perimeter	Reno. Year: 2004	Dist. to Public Transit: CLOSE	Dist. to School Bus:
Rain Screen:	R.I. Plumbing:	Units in Development:	Total Units in Strata: 158
Renovations: Partly	R.I. Fireplaces:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	# of Fireplaces: 0	Seller's Interest: Registered Owner	
Fireplace Fuel:		Property Disc.: Yes	
Fuel/Heating: Baseboard, Hot Water		Fixtures Leased: No	
Outdoor Area: None		Fixtures Rmvd: No	
Type of Roof: Other		Floor Finish: Hardwood, Wall/Wall/Mixed	

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management**
 Legal: **PL VAS1632 LT 117 DL FC LD 36**

Amenities: **Bike Room, Elevator, Garden, In Suite Laundry, Wheelchair Access**

Site Influences: **Central Location, Cul-de-Sac, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'5 x 12'			x			x
Main	Dining Room	13'4 x 10'			x			x
Main	Kitchen	12' x 9'7			x			x
Main	Master Bedroom	14' x 10'9			x			x
Main	Bedroom	9'5 x 9'3			x			x
Main	Solarium	11'6 x 6'6			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 1,102	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	5	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 1,102 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Not Allowed, Rentals Allowed			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 1,102 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Multiple Group Paul Li Realty**

"Newport Quay". Rarely available well run concrete apartment in sought after part of False Creek. With exhilarating views of False Creek and City from almost every room in this beautiful Southwest and North facing 2 Bedrooms unit. Renovated unit with open concept with spacious living and dining area, huge designed kitchen with lots of cabinets, high-end stainless steel appliances, laminated hardwood flooring and updated newer bathrooms. Steps to Seawall, waterfront restaurants, Granville Island, Olympic Village and Canada Line. Proactive strata with lots of upgrades. No pets and rental allowed. All measurements are approx, Buyer to verify. Open house Thursday Jun02 10-12pm. Offers will be presented on June02 by 5pm, if any. Call for appointment.