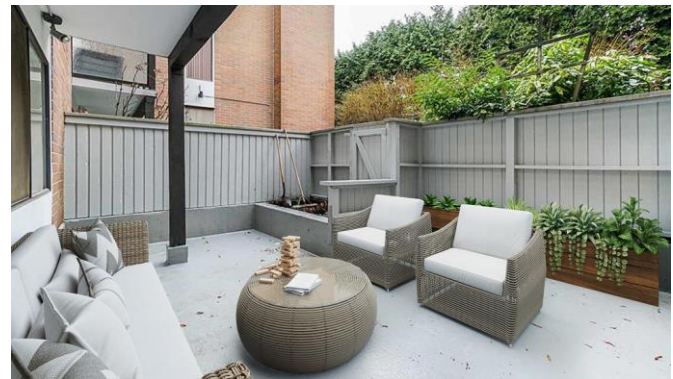




ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



#105 – 1535 Nelson Street Offered at \$ 559,000

This recently updated large 1 bedroom apartment in "The Admiral" is ready for its new owner. Gorgeous new kitchen and appliances, white oak engineered floors, exposed wood beams and patio are some of the features of this 692 sq. ft. apartment that will grab your attention. Pet friendly including 1 small dog or 2 cats. Great location, close to all amenities in the heart of the West End. Priced below assessed value of \$590,000.

Angell Hasman & Associates (Eric Christiansen) Realty Ltd
#203 -1544 Marine Drive, West Vancouver, BC V7V 1H8
email: eric@ericchristiansen.com



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999

Active R2484666 Board: V Apartment/Condo	105 1535 NELSON STREET Vancouver West West End VW V6G 1M2	Residential Attached \$559,000 (LP) (SP) M																																																																																																			
	Sold Date: Meas. Type: Feet Depth / Size (ft.): Lot Area (sq.ft.): 0.00 Flood Plain: Council Apprv?: Exposure: If new, GST/HST inc?:	Frontage (feet): Frontage (metres): Bedrooms: 1 Bathrooms: 1 Full Baths: 1 Half Baths: 0 Maint. Fee: \$390.00																																																																																																			
	Mgmt. Co's Name: Associa Property Management Mgmt. Co's Phone: 604-714-1524 View: No Complex / Subdiv: The Admiral Services Connected: Electricity, Sanitary Sewer, Water Sewer Type: City/Municipal	Original Price: \$559,000 Approx. Year Built: 1972 Age: 48 Zoning: RM5 Gross Taxes: \$1,348.21 For Tax Year: 2020 Tax Inc. Utilities?: P.I.D.: 003-303-870 Tour:																																																																																																			
Style of Home: 1 Storey Construction: Frame - Wood Exterior: Mixed, Stucco Foundation: Concrete Perimeter Rain Screen: Renovations: Completely Water Supply: City/Municipal Fireplace Fuel: Electric Fuel/Heating: Baseboard, Hot Water Outdoor Area: Patio(s) & Deck(s) Type of Roof: Tar & Gravel	Reno. Year: 2020 R.I. Plumbing: Metered Water: R.I. Fireplaces: # of Fireplaces: 1	Total Parking: 1 Covered Parking: 1 Parking Access: Lane Parking: Garage; Underground Locker: Dist. to Public Transit: Near Units in Development: Title to Land: Freehold Strata Property Disc.: Yes Fixtures Leased: No Fixtures Rmvd: No Floor Finish: Hardwood, Tile																																																																																																			
Maint Fee Inc: Garbage Pickup, Gardening, Heat, Hot Water, Management Legal: STRATA LOT 5, PLAN VAS78, DISTRICT LOT 185, NEW WESTMINSTER LAND DISTRICT, UNDIV 224/10000 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT Amenities: Elevator, Shared Laundry	Site Influences: Central Location, Lane Access, Recreation Nearby, Shopping Nearby Features: Dishwasher, Drapes/Window Coverings, Refrigerator, Stove																																																																																																				
<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> </tr> </thead> <tbody> <tr><td>Main</td><td>Living Room</td><td>12'0 x 13'11</td><td></td><td></td><td>x</td><td></td><td></td><td>x</td></tr> <tr><td>Main</td><td>Dining Room</td><td>12'0 x 8'4</td><td></td><td></td><td>x</td><td></td><td></td><td>x</td></tr> <tr><td>Main</td><td>Kitchen</td><td>6'9 x 7'6</td><td></td><td></td><td>x</td><td></td><td></td><td>x</td></tr> <tr><td>Main</td><td>Nook</td><td>7'0 x 7'9</td><td></td><td></td><td>x</td><td></td><td></td><td>x</td></tr> <tr><td>Main</td><td>Bedroom</td><td>10'6 x 12'2</td><td></td><td></td><td>x</td><td></td><td></td><td>x</td></tr> <tr><td>Main</td><td>Foyer</td><td>7'9 x 3'7</td><td></td><td></td><td>x</td><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td><td></td><td></td><td>x</td><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td><td></td><td></td><td>x</td><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td><td></td><td></td><td>x</td><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td><td></td><td></td><td>x</td><td></td><td></td><td>x</td></tr> </tbody> </table>	Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions	Main	Living Room	12'0 x 13'11			x			x	Main	Dining Room	12'0 x 8'4			x			x	Main	Kitchen	6'9 x 7'6			x			x	Main	Nook	7'0 x 7'9			x			x	Main	Bedroom	10'6 x 12'2			x			x	Main	Foyer	7'9 x 3'7			x			x			x			x			x			x			x			x			x			x			x			x			x			x		
Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions																																																																																													
Main	Living Room	12'0 x 13'11			x			x																																																																																													
Main	Dining Room	12'0 x 8'4			x			x																																																																																													
Main	Kitchen	6'9 x 7'6			x			x																																																																																													
Main	Nook	7'0 x 7'9			x			x																																																																																													
Main	Bedroom	10'6 x 12'2			x			x																																																																																													
Main	Foyer	7'9 x 3'7			x			x																																																																																													
		x			x			x																																																																																													
		x			x			x																																																																																													
		x			x			x																																																																																													
		x			x			x																																																																																													
Finished Floor (Main): 692 Finished Floor (Above): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 692 sq. ft. Unfinished Floor: 0 Grand Total: 692 sq. ft.	# of Rooms: 6 # of Kitchens: 1 # of Levels: 1 Crawl/Bsmt. Height: Restricted Age: # of Pets: Cats: Yes Dogs: Yes # or % of Rentals Allowed: Bylaws: Pets Allowed w/Rest., Rentals Not Allowed Basement: None	Bath: 1 Floor: Main # of Pieces: 4 Ensuite?: No 2 3 4 5 6 7 8	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:																																																																																																		
Listing Broker(s): Angell, Hasman & Associates (Eric Christiansen) Realty Ltd.		Angell, Hasman & Associates Realty Ltd.																																																																																																			

Full video tour at www.ericchristiansen.com

All information contained herein is deemed to be accurate but should not be relied upon without verification.

Angell Hasman & Associates (Eric Christiansen) Realty Ltd
#203 -1544 Marine Drive, West Vancouver, BC V7V 1H8
email: eric@ericchristiansen.com



UNIT 105 1535 NELSON STREET

VANCOUVER, BC

TOTAL AREA	692 SQ.FT.
PATIO	256 SQ.FT.
CEILING HEIGHTS	7'-8"

