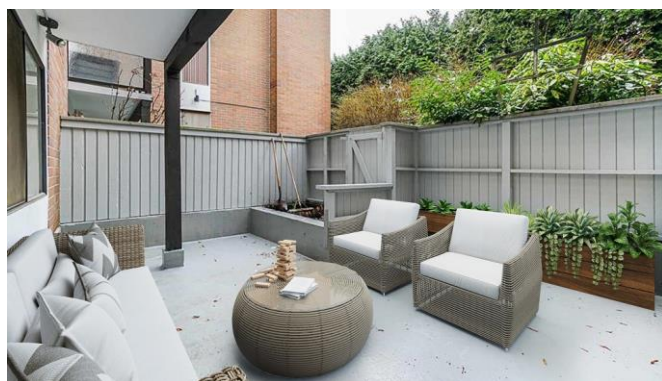




ERIC CHRISTIANSEN
West Vancouver Real Estate

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



Active R2533997 Board: V Apartment/Condo	105 1535 NELSON STREET Vancouver West West End VW V6G 1M2			Residential Attached \$559,000 (LP) (SP)					
	Sold Date:	Frontage (feet):	Original Price: \$559,000						
	Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 1972						
Depth / Size (ft.):	Bedrooms: 1	Age: 49							
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: RM5							
Flood Plain:	Full Baths: 1	Gross Taxes: \$1,348.21							
Council Apprv?:	Half Baths: 0	For Tax Year: 2020							
Exposure:	Maint. Fee: \$390.00	Tax Inc. Utilities?:							
If new, GST/HST inc?:	Mgmt. Co's Name: Associa Property Management		P.I.D.: 003-303-870						
Mgmt. Co's Phone: 604-714-1524	Mgmt. Co's Phone: 604-714-1524		Tour:						
View:	View: No :								
Complex / Subdiv: The Admiral	Complex / Subdiv: The Admiral								
Services Connected: Electricity, Sanitary Sewer, Water	Services Connected: Electricity, Sanitary Sewer, Water								
Sewer Type: City/Municipal	Sewer Type: City/Municipal								
Style of Home: 1 Storey	Total Parking: 1	Covered Parking: 1	Parking Access: Lane						
Construction: Frame - Wood	Parking: Garage; Underground		Locker:						
Exterior: Mixed, Stucco	Reno. Year: 2020	Dist. to Public Transit: Near	Dist. to School Bus: Near						
Foundation: Concrete Perimeter	R.I. Plumbing:	Units in Development: 36	Total Units in Strata: 36						
Rain Screen:	Metered Water:	Title to Land: Freehold Strata							
Renovations: Completely	R.I. Fireplaces:	Property Disc.: Yes							
Water Supply: City/Municipal	# of Fireplaces: 1	Fixtures Leased: No :							
Fireplace Fuel: Electric		Fixtures Rmvd: No :							
Fuel/Heating: Baseboard, Hot Water		Floor Finish: Hardwood, Tile							
Outdoor Area: Patio(s) & Deck(s)									
Type of Roof: Tar & Gravel									
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								
Legal:	Amenities: Elevator, Shared Laundry								
Amenities:	Site Influences: Central Location, Lane Access, Recreation Nearby, Shopping Nearby								
Site Influences:	Features: Dishwasher, Drapes/Window Coverings, Refrigerator, Stove								
Features:									
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	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total):	692 sq. ft.	# or % of Rentals Allowed:	Pets Allowed w/Rest., Rentals Not Allowed		4				Garage Sz:
Unfinished Floor:	0	Bylaws:			5				Grg Dr Ht:
Grand Total:	692 sq. ft.	Basement: None			6				
					7				
					8				
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.



UNIT 105 1535 NELSON STREET

VANCOUVER, BC

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

