



Presented by:
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Vancouver West, Fairview VW Residential Attached
305 2588 ALDER ST, V6H 4E3 **Active**
MLS# V877184



List Price:	\$399,900	Previous Price:	
		Original Price:	\$399,900
Subdiv/Complex: BOLLERT PLACE			
Frontage:		Approx Yr Blt:	1997
Depth/Size:		PID:	023-523-948
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	RM3
Stories in Bldg:		Taxes:	\$1,674 (2010)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:	Feet	Tax Incl Utils:	No
Fixtures Lsd:	N	Apprvl Req:	
Fixt Removed:	N		
View:	Y - MOUNTAIN		

Style of Home:	Corner Unit, Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Brick, Concrete Block, Frame - Wood	Parking Access:	Lane		
Foundation:	Concrete Slab	Parking Facilities:	Garage; Underground		
Exterior:	Brick, Concrete, Wood				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	NEAR	Dist to School/Bus:	NEAR
Renovations:	Partly	Units in Development:	29	Total Units in Strata:	29
Flooring:		Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Forced Air	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	ASCENT	Property Disclosure:	Y		
Mngmt Ph:	604-431-1800	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
	Maint Fee: \$292.13				

Maint Charge Incl: Gardening, Garbage Pickup, Gas, Management

Legal: PL LMS2526 LT 26 DL 526 LD 36

Amenities: Bike Room, Elevator, In Suite Laundry, Storage

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Smoke Alarm, Sprinkler - Fire

Site Influences: Central Location, Lane Access, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	9'2 X 15'6						
Main F.	Kitchen	8'2 X 6'4						
Main F.	Dining	7' X 5'						
Main F.	Master Bedroom	12'4 X 10'						
Main F.	Bedroom	8'2 X 9'						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	682	Finished Levels:	1	1	4 Piece; Ensuite: Y; 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:	682	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	682			8	

Listing Broker(s): (1) One Percent Realty Ltd.

You will love to call this place home. Georgie award winning Bollert Place a former 1907 mansion that was redone in 1997. The first thing you will notice when you walk through the door are the high ceilings. Windows on three sides & an entrance off the open interior courtyard gives a bright yet private townhouse feel. Two bedrooms; one bathroom; a huge walk through closet; in suite laundry; a great deck for entertaining; a cozy gas fireplace; a peek a boo view of the city & an open concept living area all make this space special. The central location means easy access to South Granville, VGH & Granville Island. Buyer to verify all info. Two pets welcome. Pkg & storage. This unit is a must see. Open House Sat/Sun 2 - 4pm