R2912412 Apartment/Condo

132 5735 HAMPTON PLACE VANCOUVER

University VW, V6T 2G8

Residential Attached \$1,150,000 (LP)

Depth/Size (ft):		Bedrooms:	2	Approx. Year Bui	lt: 1995	5
Frontage (ft):		Bathrooms:	2	Age:	29	
Lot Area:		Full Baths:	2	Zoning:	APT	-
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,8	847.62
Rear Yard Exp:		Maint. Fee:	674.49	For Tax Year:	2024	4
/iew:	No			P.I.D.:	023-	-255-099
Style of Home:	Corner Unit		Parking:	Total: 2 - Covered:	: 2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Stucco		Parking Access:	Side		
oundation:			Parking:	Garage Underbuil	dina	
ain Screen:			Locker:	Yes	ung	
lenovations:			Units in Dev:	1 - Total Units in S	Strata: 133	
of Fireplaces:	1 - Fuel: Gas - Natural		Distance to:			
Vater Supply:	City/Municipal		Title to Land:	Leasehold prepaid	l-Strata	
uel/Heating:	Electric		Property Disc:	Yes		
ouel/neating: Outdoor Area:			Property Disc: PAD Rental:	162		
	Patio(s) & Deck(s) Torch-On		Fixtures Leased:	No		
Гуре of Roof: Floor Finish:	Iorcn-On Wall/Wall/Mixed		Fixtures Leased: Fixtures Rmvd:	No		
	waii/ waii/ wixeu		Fixtures Filliva:	NO		
'iew:	No					
	No STRATAWEST - 604-9	004-9595				
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The Bristol. Most spacious floor plan available at 1343 sq.ft. Completely private and spacious ground floor corner unit.2 large bedrooms + den. High ceilings. Windows on 2 sides make this bright. Bonus of a covered deck plus open deck to enjoy outdoor space. You have the option to walk right to your condo from outside pathway. Ideal to walk your dog (up to 75 lbs) or take your bike for a ride. Two side by side parking spots by the elevator. The Bristol offers EV Charging, covered visitor parking, car wash, gym, sauna, hot tub, amenities room, 2 guest suites, bike storage, storage lockers and Resident Caretaker. Proactive Strata Council is keeping the Bristol in top condition. Take a look and bring your renovation ideas to make this special condo your own. Quick possession possible.

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.