

Active
R2904321
 Board: V, Attached
 Apartment/Condo

811 1325 ROLSTON STREET

Vancouver West
 Downtown VW
 V6B 0M2

\$599,900 (LP)
 (SP)



DOM: **0** List Date: **7/10/2024** Expiry Date: **12/31/2024**
 Prev. **\$0** Original Price: **\$599,900** Sold Date:
 Meas. Type: **Feet** If new,GST/HST inc?: Approx. Year Built: **2013**
 Frontage (feet): Bedrooms: **1** Age: **11**
 Frontage (metres): Bathrooms: **1** Zoning: **CD-1**
 Depth/Size: Full Baths: **1** Gross Taxes: **\$1,543.30**
 Sq. Footage: **0.00** Half Baths: **0** For Tax Year: **2023**
 Flood Plain: P.I.D.: **029-211-344** Tax Inc. Utilities?:
 View: **Yes : WATER & CITY** Tour:
 Complex / Subdiv: **THE ROLSTON**
 First Nation Reserve:
 Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Upper Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Mixed**
 Foundation: **Concrete Perimeter**
 Renovations:
 #of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt**

Total Parking: **0** Covered Parking: **0** Parking Access:
 Parking: **None**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold Strata** Land Lease Expiry Year:
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes:Yes**
 Fixtures Leased: :
 Fixtures Rmvd: **:All the furniture**
 Floor Finish: **Laminate**

Legal: **STRATA LOT 53, BLOCK 113, PLAN EPS1755, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Amenities: **Bike Room, Elevator, Exercise Centre, Garden, In Suite Laundry, Playground, Recreation Center, Concierge**

Site Influences: **Central Location, Cul-de-Sac, Lane Access, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): **500**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **500sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **500sq. ft.**

Units in Development: **187** Tot Units in Strata: **187** Locker: **No**
 Exposure: Storeys in Building: **26**
 Mgmt. Co's Name: **WYNFORD** Mgmt. Co's #: **604-261-0285**
 Maint Fee: **\$363.43** Council/Park Apprv:
 Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Snow removal, Water**
 Bylaw Restrictions: **Pets Allowed, Rentals Allowed** # of Pets: **2** Cats: **Yes** Dogs: **Yes**
 Restricted Age:
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **Yes**
 Short Term Lse-Details: **SEE BYLAWS**

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht:
 # of Kitchens: **1** # of Levels: **1** # of Rooms: **5**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Foyer	7'2' x 4'8'			x	1	Main	4	No
Main	Den	6'1' x 5'7'			x	2			
Main	Kitchen	9'7' x 7'9'			x	3			
Main	Bedroom	11'5' x 9'0'			x	4			
Main	Living Room	10'3' x 9'7'			x	5			
					x	6			
					x	7			
					x	8			

List Broker 1: **Royal LePage Sussex - Office: 604-925-2911**
 List Desig Agt 1: **Mehran Salari PREC* - Phone: 604-340-4040**
 List Broker 2:
 List Desig Agt 2: **3**
 Buyer's Broker 1:
 Buyer's Agent 1: **2**
 Owner: **FARANAK SADEGHI**
 Commission: **3.22% ON THE 1ST \$100,000 AND 1.15% ON THE BALANCE**

List Broker 3:
mehransalari@royallepage.ca

Appointments: **Touchbase**
 Call: **Mehran Salari**
 Phone: **604-340-4040**

Occupancy: **Vacant**

Realtor **All measurements, square footage, dimensions and age are approximate and should be verified by the buyer. Professionally measured by 3D**
 Remarks: **Elevate. Easy to show and Quick Possession is Possible. "Offers if any will be reviewed by the seller on Monday July 15th at 5 PM". Please send signed Team Disclosure along with the offers.**

Best Floor Plan 1 Bed, 1 Bath + Den Unit at Rolston by Rize in Heart of Downtown Vancouver. Enjoy stunning city and water views from this well-maintained south-west facing unit with unobstructed, private vistas and ample natural light. Strata fees include heat and hot water. Features of this unit include: High-gloss cabinets with soft-close, Stainless steel appliances, Quartz countertops and backsplash, Laminate flooring throughout. Amenities: Concierge, Gym, Bike room, meeting room, Rooftop patios with BBQ overlooking the Granville Bridge and water. Just steps away from restaurants, cafes, boutiques, and the picturesque Seawall. This prime location offers easy access to Fresh Street Market, George Wainborn Park, Marina, and many everyday conveniences.