

#1901 - 788 Richards Street, Vancouver

\$1,349,900



Elegant & Luxurious Living at the luxurious L'Hermitage Residences & Hotel in Downtown Vancouver. Fully AIR CONDITIONED 3 Bedroom + Flex situated on the quiet Southeast corner offering a bright & open efficient layout with floor to ceiling windows & beautiful open city views of the iconic central Library. Luxuriously appointed residence boasts over height ceilings, amazing chef-inspired kitchen with top-of-the-line Eggarsman cabinetry, Bosch & SubZero appliances, quartz counters with stainless steel backsplash, wide-plank hardwood floors, front load washer dryer, patio & more! Retreat from the city rush with a World Class fitness centre, decadent lounge & library, visitor parking & 24 hour concierge. EXTRAORDINARY location with Robson Street, IGA, Yaletown, Rogers Arena steps away! BONUS 2 PARKING STALLS & STORAGE LOCKER INCLUDED..

KEY INFORMATION

ADDRESS: #1901 - 788 Richards Street, Vancouver

PRICE: \$1,349,900

AREA: Downtown

TYPE: 3 Bdrm + 2 Bath + Flex + Balcony

SQ FT: 1,086 SF + 45 SF Balcony

YEAR BUILT: 2008

TAX: \$3,404.70 (2021)

STRATA FEES: \$820.67

FEATURES

VIEWS: City Views

PARKING: 2 (P3 - 266 & 267)

STORAGE: Underground (P4 - 88)

PETS: 1 Pets

RENTAL: Min 12 months or 30 days furnished

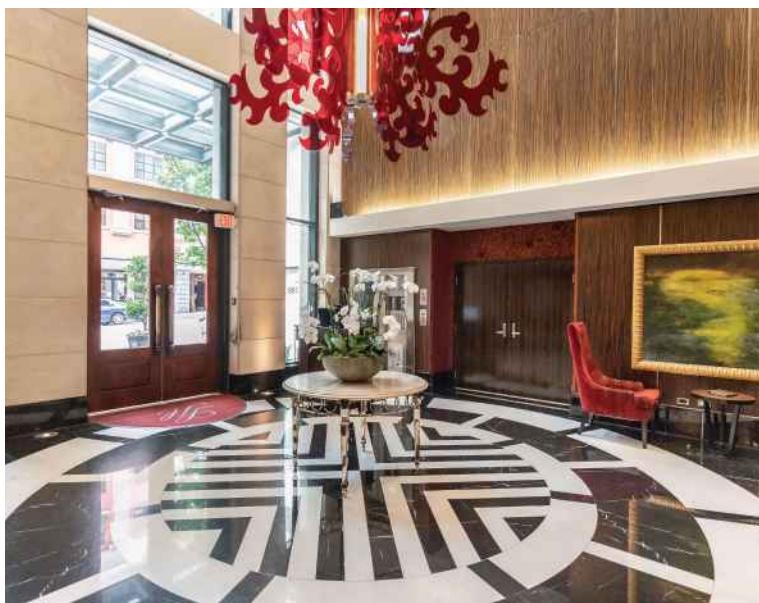
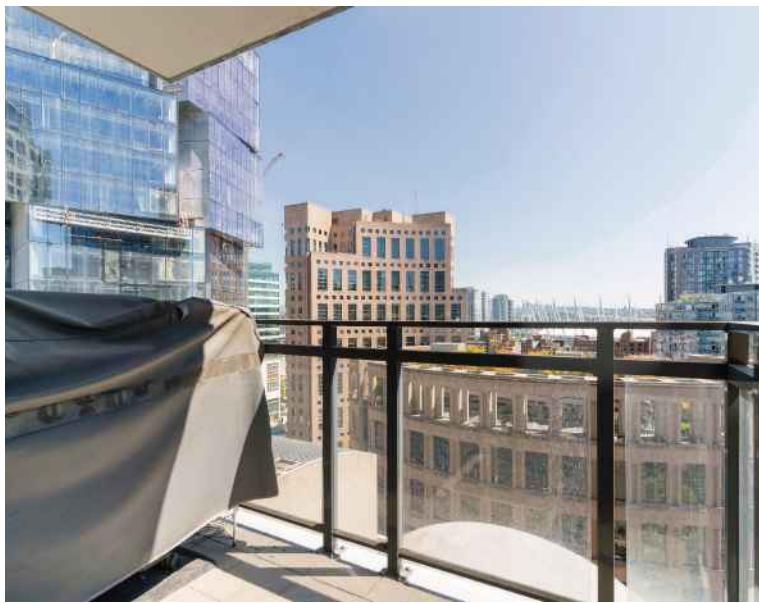
ELEMENTARY: Crosstown Elementary

HIGH SCHOOL: King George Secondary



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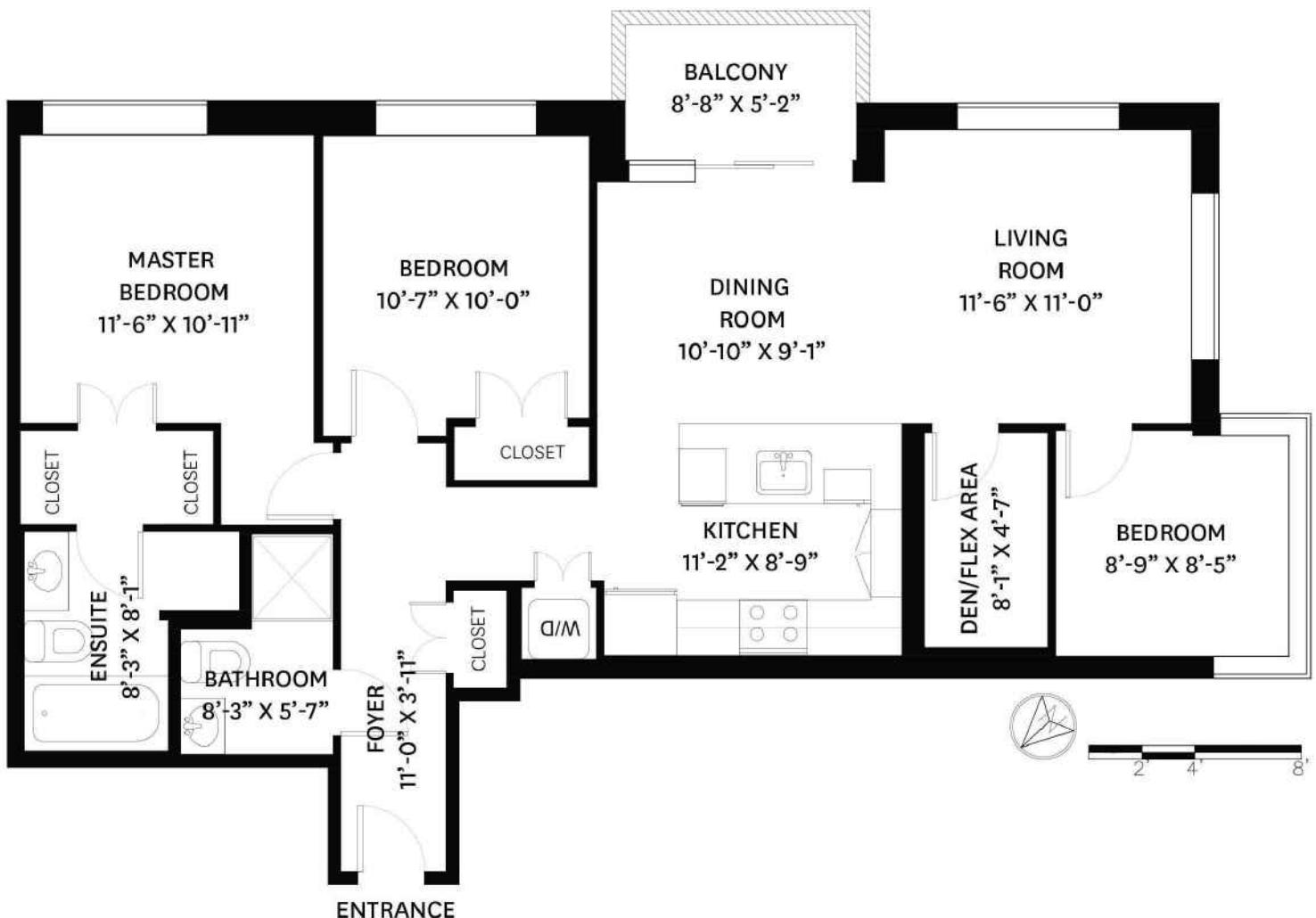


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1901-788 RICHARDS STREET, VANCOUVER, BC

MAIN FLOOR TOTAL: 1,086 SQ. FT.
BALCONY: 45



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Presented by:
Derek Kai PREC*
Rennie & Associates Realty Ltd.
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Active
R2608225
Board: V
Apartment/Condo

1901 788 RICHARDS STREET

Vancouver West
Downtown VW
V6B 0C7

Residential Attached

\$1,349,900 (LP) 
(SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$1,349,900**
Meas. Type: Bedrooms: **3** Approx. Year Built: **2008**
Frontage(feet): Bathrooms: **2** Age: **13**
Frontage(metres): Full Baths: **2** Zoning: **DD**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$3,404.70**
Sq. Footage: **0.00** P.I.D.: **027-478-319** For Tax Year: **2021**
Flood Plain: View: **Yes : GORGEOUS CITY VIEWS** Tax Inc. Utilities?:
Complex / Subdiv: **L'HERMITAGE** Tour: **Virtual Tour URL**
Services Connctd: **Electricity, Natural Gas, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Corner Unit, Upper Unit**
Construction: **Concrete Frame**
Exterior: **Concrete, Glass**
Foundation: **Concrete Perimeter**

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **NEAR** Dist. to School Bus:

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Heat Pump**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: : **TV and Bracket in Dining Room**
Floor Finish: **Hardwood**

Legal: **STRATA LOT 110, PLAN BCS2835, 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 V**

Amenities: **Air Cond./Central, Bike Room, Exercise Centre, Garden, In Suite Laundry, Recreation Center, Storage**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Sprinkler - Fire**

Finished Floor (Main): **1,086**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,086 sq. ft.**
Unfinished Floor:
Grand Total: **1,086 sq. ft.**

Units in Development:
Exposure: **Southeast**
Mgmt. Co's Name: **STRATAWEST**
Maint Fee: **\$820.67**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**

Tot Units in Strata: **184** Locker: **Yes**

Storeys in Building: **32**

Mgmt. Co's #:

Council/Park Apprv?:

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **8**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**

Restricted Age: # of Pets: Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Detials: **MINIMUM 1 YEAR OR 30 DAYS FOR FURNISHED**

Floor Type Dimensions
Main Kitchen 11'2 x 8'9
Main Living Room 11'6 x 8'5
Main Dining Room 10'10 x 9'1
Main Master Bedroom 11'6 x 10'1
Main Bedroom 10'7 x 10'10
Main Bedroom 8'9 x 8'5
Main Flex Room 8'2 x 4'7
Main Patio 8'8 x 5'2

Floor Type Dimensions Bath Floor # of Pieces Ensuite?
Main x 1 **Main** 4 **Yes**
Main x 2 **Main** 3 **No**
Main x 3
Main x 4
Main x 5
Main x 6
Main x 7
Main x 8

Listing Broker(s): **Rennie & Associates Realty Ltd.**

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