

#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 Eggersman 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)

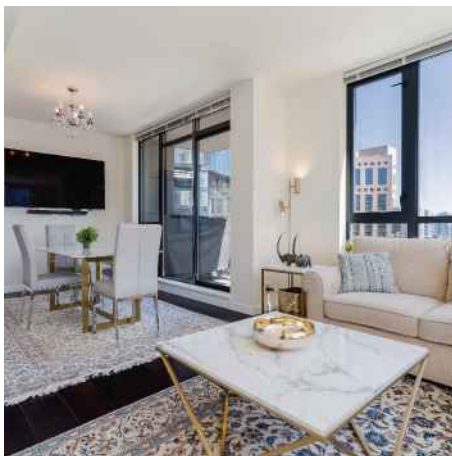
STORAGE: Underground (P4 - 88)

PETS: 1 Pets

RENTAL: Min 12 months or 30 days furnished

ELEMENTARY: Crosstown Elementary

HIGH SCHOOL: King George Secondary



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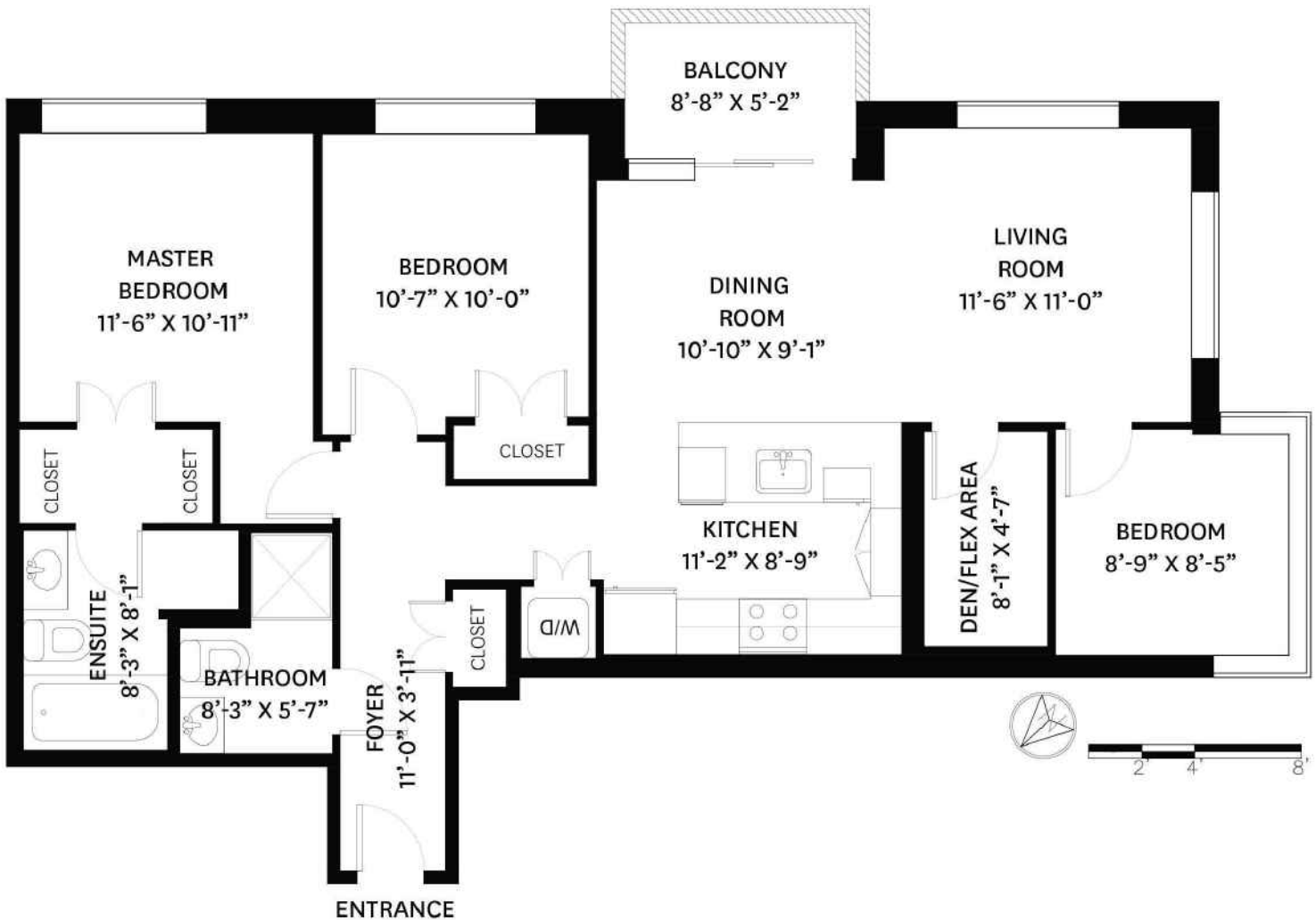


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1901-788 RICHARDS STREET, VANCOUVER, BC

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



MAIN FLOOR PLAN
Ceiling Height: 8'-7"



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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** For Tax Year: **2021**
 Flood Plain: P.I.D.: **027-478-319** Tax Inc. Utilities?:
 View: **Yes : GORGEOUS CITY VIEWS** Tour: **Virtual Tour URL**
 Complex / Subdiv: **L'HERMITAGE**
 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**

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:

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Garage Underbuilding**
 Dist. to Public Transit: **NEAR** Dist. to School Bus:
 Title to Land: **Freehold Strata**
 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: **0**
 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 Kitchens: **1** # of Levels: **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-Details: **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?
		x	1	Main	4	Yes
		x	2	Main	3	No
		x	3			
		x	4			
		x	5			
		x	6			
		x	7			
		x	8			

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

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REA Full Public
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