



Presented by:  
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OAKWYN REALTY

**Sold**  
**R2112563**  
 Board: V  
 Apartment/Condo

**2302 838 W HASTINGS STREET**  
 Vancouver West  
 Downtown VW  
 V6C 0A6

Residential Attached  
**\$1,138,000 (LP)**  
**\$1,118,000 (SP) M**



Sold Date: **12/15/2016** Frontage (feet): Original Price: **\$1,168,000**  
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2011**  
 Depth / Size (ft.): Bedrooms: **2** Age: **6**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD-1**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$2,580.36**  
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2016**  
 Exposure: **East** Maint. Fee: **\$546.89** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **028-437-292**  
 Mgmt. Co's Name: **MACDONALD** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone: **604-736-5611**  
 View: **Yes: CITY/OCEAN/MOUNTAINS**  
 Complex / Subdiv: **JAMESON HOUSE**  
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**  
 Sewer Type:

Style of Home: <b>Inside Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Lane</b>
Construction: <b>Concrete</b>	Parking: <b>Garage; Underground</b>		Locker: <b>N</b>
Exterior: <b>Concrete, Glass, Mixed</b>	Dist. to Public Transit: <b>NEARBY</b>	Dist. to School Bus: <b>NEARBY</b>	
Foundation: <b>Concrete Perimeter</b>	Units in Development: <b>138</b>	Total Units in Strata: <b>138</b>	
Rain Screen:	Reno. Year:	Title to Land: <b>Freehold Strata</b>	
Renovations:	R.I. Plumbing:	Property Disc.: <b>Yes</b>	
Water Supply: <b>City/Municipal</b>	Metered Water:	Fixtures Leased: <b>No</b>	
Fireplace Fuel:	R.I. Fireplaces: <b>0</b>	Fixtures Rmvd: <b>No</b>	
Fuel/Heating: <b>Radiant</b>	# of Fireplaces: <b>0</b>	Floor Finish: <b>Tile, Wall/Wall/Mixed</b>	
Outdoor Area: <b>Balcony(s)</b>			
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gas, Heat, Hot Water, Management, Snow removal**  
 Legal: **PL BCS4006 LT 67 L L 541 LD 36 GROUP 1 TOGETHER**  
 Amenities: **Bike Room, Club House, Elevator, In Suite Laundry**  
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Heat Recov. Vent., Microwave, Smoke**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 11'9"			x			x
Main	Kitchen	14' x 6'			x			x
Main	Dining Room	9' x 5'6"			x			x
Main	Master Bedroom	11'6" x 10'6"			x			x
Main	Bedroom	10'3" x 9'6"			x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): <b>917</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	<b>Main</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>917 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Grand Total: <b>917 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

Listing Broker(s): **Macdonald Realty**

**Welcome to the architectural landmark, Jameson House. This exclusive address, offering a 24/7 concierge lifestyle, was designed by the internationally acclaimed Foster + Partners and built to exacting standards by Bosa. As one of the most desirable 2 bedrooms 2 full bath floorplans, you will find separated bedrooms and an open concept living/dining/kitchen to maximize the use of space. In immaculate condition, luxurious features include Dada Italy kitchen cabinets, Gaggenau & Subzero appliances, beautiful travertine tile, in-floor radiant cooling/heating, overheight ceilings, automated blinds, and auto-valet parking. Expansive eastern views unveil from every room. A true pleasure to show - Call today for your private viewing.**