



Bernadette Dunnigan PREC*

Presented by:
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Active
R2797037

Board: V
Apartment/Condo

105 5735 HAMPTON PLACE

Vancouver West
University VW
V6T 2G8

Residential Attached

\$698,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$698,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 1996
Frontage(feet):	Bathrooms: 1	Age: 27
Frontage(metres):	Full Baths: 1	Zoning: RM
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$850.51
Sq. Footage: 0.00	P.I.D.: 023-255-200	For Tax Year: 2022
Flood Plain:	View: :	Tax Inc. Utilities?:
Complex / Subdiv: The Bristol	First Nation	Tour:
Services Connctd: Electricity		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Other, Stucco**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Other**

Reno. Year: **2009**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage Underbuilding**
Dist. to Public Transit: **1 block** Dist. to School Bus: **5 blocks**
Title to Land: **Leasehold prepaid-Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood**

Legal: **STRATA LOT 29 DISTRICT LOT 6494 GROUP 1 NEW WESTMINSTER DISTRICTLEASEHOLD STRATA PLAN LMS2185TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Bike Room, Club House, Elevator, Garden, Guest Suite, In Suite Laundry, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Hot Tub Spa/Swirlpool**

Finished Floor (Main):	771
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	771 sq. ft.
Unfinished Floor:	0
Grand Total:	771 sq. ft.

Units in Development: **133** Tot Units in Strata: **133** Locker: **Yes**
Exposure:
Mgmt. Co's Name: **Stratawest Management** Storeys in Building:
Maint Fee: **\$395.98** Mgmt. Co's #: **604-904-9595**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Management, Recreation Facility, Snow removal**
Council/Park Apprv?:

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **6**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'3 x 12'9			x	1	Main	5	Yes
Main	Dining Room	9'7 x 6'5			x	2			
Main	Kitchen	9'6 x 6'5			x	3			
Main	Bedroom	15'6 x 13'1			x	4			
Main	Patio	14'5 x 8'4			x	5			
Main	Walk-In Closet	7'9 x 4'9			x	6			
					x	7			
					x	8			

Listing Broker(s): **Oakwyn Realty Ltd.**

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Welcome to this serene oasis, nestled in a quiet residential community at The Bristol. This spacious and secure ground floor home faces a private, lush interior courtyard & tranquil water feature. It features a convenient walkout patio, generous living & dining space, cozy radiant in-floor heating, gas fireplace, well-appointed kitchen with stainless steel appliances, updated bathroom with dual vanity, walk-in shower, and custom millwork. The Bristol is a diligently-managed strata, well-maintained by onsite caretakers and features incredible amenities such as 2 guest suites, a club house, hot tub, gym, dry sauna, and beautifully landscaped throughout. 1 parking & 1 storage locker included, and 2 pets welcome. Conveniently located just off of Wesbrook Mall.