



Presented by:
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Vancouver West, University VW Residential Attached
1207 5639 HAMPTON PL, V6T 2H6 **MLS# V854000**
Sold



List Price:	\$709,800	Previous Price:	\$725,000	Sale Price:	\$698,000
Days on Market:	35	Original Price:	\$725,000	Sale Date:	09-Nov-10
Subdiv/Complex: THE REGENCY					
Frontage:		Approx Yr Bld:	2000	PID:	024-653-551
Depth/Size:				Type:	Apartment/Condo
Lot SqFt:	0	Age at List Date:	10	Zoning:	STRATA
Exposure:	SW	Bedrooms:	2	Taxes:	(2010)
Stories in Bldg:		Bathrooms:	2	If New GST/HST Incl:	
Flood Plain:		Full Baths:	2	Tax Incl Utils:	Yes
Meas. Type:		Half Baths:	0	Apprvl Reqd:	No
Fixtures Lsd:	N				
Fixt Removed:	Y - ASK REALTOR				
View:	Y - VIEWS TO THE SOUTHWEST				

Style of Home:	Upper Unit	Total Parking:	2	Covered Parking:	2
Construction:	Concrete	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Concrete, Glass				
Rain Screen:	Full	R/I Plumbing:			
Type of Roof:	Torch-On	Dist to Public Trans:	CLOSE	Dist to School/Bus:	CLOSE
Renovations:	Partly	Units in Development:	127	Total Units in Strata:	127
Flooring:	Tile, Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric, Natural Gas	Title to Land:	Leasehold prepaid-Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	VANC CONDO	Property Disclosure:	Y		
Mngmt Ph:	604-684-6291	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Maint Fee:	\$324.00				

Maint Charge Incl: Caretaker, Gardening, Gas, Hot Water, Management, Recreation Facility

Legal: PL LMS4068 LT 86 DL 6494 LD 36

Amenities: Bike Room, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Storage

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave

Site Influences: Cul-de-Sac, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'7 X 12'11						
Main F.	Kitchen	13'5 X 11'2						
Main F.	Dining	12' X 10'						
Main F.	Foyer	11' X 5'						
Main F.	Master Bedroom	15' X 10'10						
Main F.	Bedroom	14' X 9'7						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	1,090	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,090	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,090			8	

Listing Broker(s): (1) RE/MAX Andrew Hasman

Lovely 2 bedroom at Hampton Place near UBC. Suite has been beautifully maintained & has a lovely bright Southerly exposure & wonderful views to Pacific Spirit Park & toward Vancouver Island. This home is move in condition. Seller looking for January completion. All viewings are by appt only.



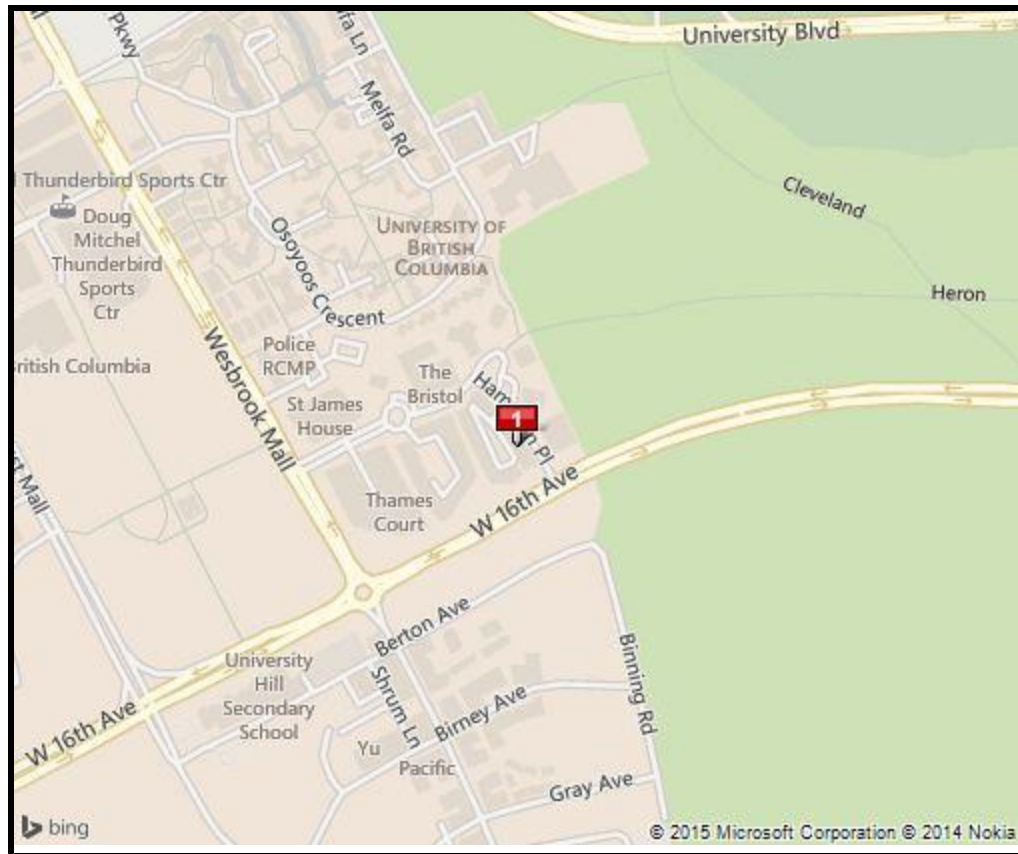
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