



Presented by:  
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**Sold**  
**R2422142**  
 Board: V  
 Apartment/Condo

**1106 5639 HAMPTON PLACE**  
 Vancouver West  
 University VW  
 V6T 2H6

Residential Attached  
**\$898,000 (LP)**  
**\$872,000 (SP)**



Sold Date: **2/25/2020** Frontage (feet):  
 Meas. Type: **Feet** Frontage (metres):  
 Depth / Size (ft.):  
 Lot Area (sq.ft.): **0.00** Bedrooms: **2**  
 Flood Plain: Bathrooms: **2**  
 Council Apprv?: Full Baths: **2**  
 Exposure: **Southeast** Half Baths: **0**  
 If new, GST/HST inc?: Maint. Fee: **\$375.31**  
 Mgmt. Co's Name: **STRATA WEST**  
 Mgmt. Co's Phone: **604-904-9595**  
 View: **Yes: GARDEN, PEEK OF OCEAN**  
 Complex / Subdiv: **THE REGENCY**  
 Services Connected: **Community, Electricity, Water**  
 Sewer Type: **City/Municipal**

Original Price: **\$898,000**  
 Approx. Year Built: **2000**  
 Age: **20**  
 Zoning: **APT**  
 Gross Taxes: **\$1,800.89**  
 For Tax Year: **2019**  
 Tax Inc. Utilities?: **No**  
 P.I.D.: **024-653-471**  
 Tour:

Style of Home: **Corner Unit, Bachelor/Studio**  
 Construction: **Concrete**  
 Exterior: **Glass, Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Other**

Reno. Year:  
 R.I. Plumbing:  
 Metered Water:  
 R.I. Fireplaces:  
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**  
 Parking: **Garage; Double, Garage; Underground, Visitor Parking**  
 Locker: **Y**  
 Dist. to Public Transit:  
 Units in Development:  
 Title to Land: **Leasehold prepaid-Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **:**  
 Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Sewer**  
 Legal: **STRATA LOT 78, PLAN LMS4068, DISTRICT LOT 6494, NEW WESTMINSTER LAND DISTRICT, UNDIV 101/11908 SHARE IN COMM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT**  
 Amenities: **Club House, Exercise Centre, In Suite Laundry, Independent living, Storage**

Site Influences: **Gated Complex, Recreation Nearby, Treed**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 12'			x			x
Main	Dining Room	8' x 5'			x			x
Main	Kitchen	10' x 8'			x			x
Main	Master Bedroom	13' x 11'			x			x
Main	Bedroom	9' x 9'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,091</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: <b>1</b>	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>1,091 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>1,091 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

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

**Bright corner unit with SE mountain, forest and water views from high above the Endowment Lands. Gorgeous 1,091 sqft 2-bdrm 2-bath suite with an open and inviting layout. Close to Westbrook Village, Transit, Norma Rose Point Elementary & University Hill Secondary only a short walk away. This well-maintained bldg offers a gym, guest suite & recreation room. Come with 2 parkings, a locker, pets & rentals are welcome.**