

# 332-5735 Hampton Place, Vancouver



**\$998,000**



1,330 sq. ft  
Taxes: \$1,599.90

3 Bedrooms  
2 Bathrooms

Luxury corner unit  
Hardwood floors

Balcony  
Gas fireplace

Exercise Centre  
Underground parking

Rarely available large luxury corner unit (1330 sf) with two bedrooms + a huge den (currently used as a third bedroom). The maple hardwood floors match very well with the designer paint and the custom made cabinets in the den and living room. Spacious living, dining, and kitchen with large eating area/family room. Large windows overlooking a quiet GREENBELT allows you to relax and enjoy nature. Changed Hardwood floor in Kitchen, Master Bedroom 2nd & 3rd Bedroom. Changed Kitchen and bathroom countertop. Re-painted the unit. New Appliances. The building is equipped with lounge, library, sauna, hot tub, fitness room and guest suites. Close to U-Hill Secondary & Elementary School, Pacific Spirit Park, and Save-on-Foods.



**Sam Huang**

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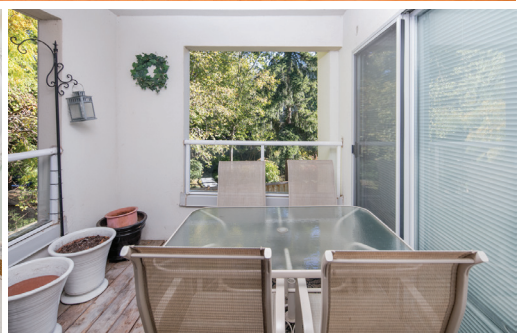
**RE/MAX**  
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Presented by:  
**Sam Huang PREC\***

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**Active**  
**R2212569**  
Board: V  
Apartment/Condo

**332 5735 HAMPTON PLACE**

Vancouver West  
University VW  
V6T 2G8

Residential Attached

**\$998,000** (LP)

(SP)



Sold Date:  
Meas. Type:  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain:  
Council Apprv?:  
Exposure:  
If new, GST/HST inc?:

Frontage (feet):  
Frontage (metres):  
Bedrooms: **3**  
Bathrooms: **2**  
Full Baths: **2**  
Half Baths: **0**  
Maint. Fee: **\$503.77**

Original Price: **\$998,000**  
Approx. Year Built: **1996**  
Age: **21**  
Zoning: **APT**  
Gross Taxes: **\$1,599.90**  
For Tax Year: **2017**  
Tax Inc. Utilities?: **No**  
P.I.D.: **023-255-757**  
Tour: **Virtual Tour URL**

Mgmt. Co's Name: **Stratawest**  
Mgmt. Co's Phone: **604-904-9595**

View: **:**  
Complex / Subdiv: **THE BRISTOL**

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Corner Unit, Upper Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Electric, Natural Gas**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt, Tar & Gravel**

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Garage; Underground, Visitor Parking**  
Locker: **Y**  
Dist. to Public Transit:  
Units in Development:  
Title to Land: **Leasehold prepaid-Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Hardwood, Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gas, Hot Water, Management**  
Legal: **PL LMS2185 LT 84 DL 6494 LD 36**

Amenities: **Bike Room, Exercise Centre, Garden, Guest Suite, In Suite Laundry, Sauna/Steam Room**

Site Influences:  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'3 x 13'2			x			x
Main	Kitchen	10' x 8'8			x			x
Main	Dining Room	14'8 x 11'5			x			x
Main	Eating Area	11'6 x 8'8			x			x
Main	Master Bedroom	15'1 x 10'7			x			x
Main	Bedroom	10'5 x 9'10			x			x
Main	Bedroom	11'10 x 9'1			x			x
Main	Patio	9'10 x 8'3			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,330	# of Rooms:8	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,330 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict:Pets Allowed w/Rest., Rentals			5				Door Height:
		Allwd w/Restrctns			6				
Unfinished Floor:	0				7				
Grand Total:	1,330 sq. ft.	Basement: None			8				

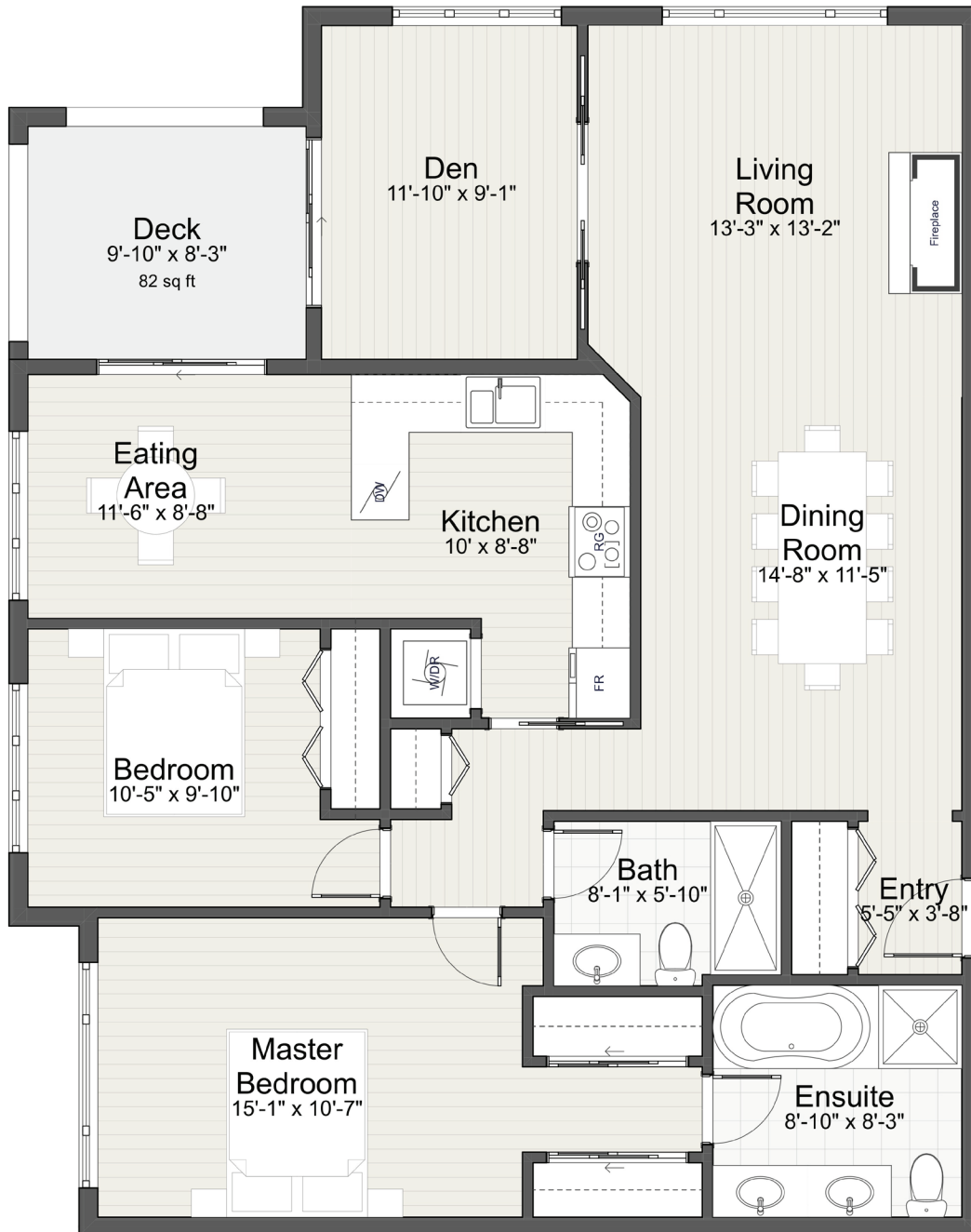
Listing Broker(s): **RE/MAX Crest Realty Westside**

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## 5735 Hampton Place Suite 332



Floor Area 1330 s.f.

measurements from interior face of walls; wall thicknesses assumed based on standard wall assemblies; single family dwelling floor areas to exterior wall face; strata property areas as per BOMA Z65.4-2010 multi-unit residential buildings gross method A; which may differ from strata plan; measurements & floor areas for marketing purposes only.