

R2472387
Apartment/Condo

1707 1133 HORNBY STREET
Vancouver
Downtown VW
V6Z 1W1

Residential Attached
\$799,000 (LP)



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **2017**
 Bedrooms: **1** Age: **3**
 Lot Area: Bathrooms: **1** Zoning: **DD**
 Flood: Full Baths: **1** Gross Taxes: **\$2,107.83**
 Plain: Half Baths: **0** For Tax Year: **2019**
 Rear Yard: Maint. Fee: **\$331.04** P.I.D.: **030-347-998**
 Exp:
 Mgmt. Co's Name: **Dwell Property Management**
 Mgmt. Co's Phone: **604-821-2999**
 View: **Yes: English Bay & Mountain & City**
 Complex / Subdiv: **Addition Living**
 Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **Corner Unit, Upper Unit**
 Construction: **Concrete**
 Exterior: **Brick, Concrete, Other**
 Foundation: **Concrete Block**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Other**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Total Units in Strata: **164**
 Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
 Parking: **Garage; Underground**
 Dist. to Transit: Dist to School Bus:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased:
 Fixtures Rmvd:
 Floor Finish: **Laminate**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Water**
 Legal: **STRATA LOT 130 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS4**
 Amenities: **Bike Room, Elevator, Exercise Centre, Garden, In Suite Laundry, Recreation Center**
 Site Influences: **Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	8'9 x 15'			x			x
Main	Kitchen	11'9 x 10'2			x			x
Main	Living Room	11'9 x 9'9			x			x
Main	Den	6'6 x 7'9			x			x
Main	Office	5'9 x 6'7			x			x
Main	Foyer	5'2 x 6'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	667	# of Rooms: 6 # of Kitchens: 1 # of Levels: 1	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0	Crawl/Bsmt. Height:	1	Main	4	No
Finished Floor (Below):	0	Restricted Age:	2			
Finished Floor (Basement):	0	# of Pets: Cats: Dogs:	3			
Finished Floor (Total):	667 sq. ft.	# or % of Rentals Allowed:	4			
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allwd w/Restrctns	5			
Grand Total:	667 sq. ft.	Basement: None	6			
			7			
			8			

Listing Broker(s): **Century 21 In Town Realty**

Welcome to Addition Living, featuring this **LARGE 1 bedroom PLUS den** (currently 2nd bedroom/study room) **PLUS flex room** (currently office) **PLUS VIEWS** of English Bay and summer fireworks! This well-kept unit has custom closets in the master bedroom and beautiful laminated flooring throughout. In the den, a Japanese tatami style bed, which also transforms into a desk/study area, along with deep storage cabinets truly maximizes the use of space! Amenities include a spacious gym, media room/lounge, and a lush serene garden. The building is centrally located - walk to Robson Street, West End, Yaletown, and financial district. New developments in the area with upcoming additions in the near future - great time to get into the area. Book your private appointment!

The enclosed information, while deemed to be correct, is not guaranteed. PREC* indicates 'Personal Real Estate Corporation'.