

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	1996
Frontage (ft):		Bathrooms:	1	Age:	28
Lot Area:		Full Baths:	1	Zoning:	HA-2
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,938.00
Rear Yard Exp:		Maint. Fee:	420.01	For Tax Year:	2023
View:	Yes			P.I.D.:	023-430-273

Style of Home:	Corner Unit,Loft/Warehouse Conv.	Parking:	Total: 1 - Covered: 1
Construction:	Brick,Frame - Metal,Other	Covered Parking:	1
Exterior:	Brick,Mixed,Stucco	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	50 - Total Units in Strata: 50
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	None	PAD Rental:	
Type of Roof:	Metal,Torch-On	Fixtures Leased:	
Floor Finish:	Concrete,Hardwood	Fixtures Rmvd:	

View:	Yes : Water & Mountain Views
Mgmt. Company:	Rancho Management - 604-884-4508
Complex / Subdiv:	Abbott Place
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 33 OLD GRANVILLE TOWNSITE GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS2412 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Elevator,In Suite Laundry
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns,Smoking Restrictions
Listing Broker(s):	Oakwyn Realty Ltd., Oakwyn Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'7 x 4'6			
Main	Kitchen	14'0 x 8'3			
Main	Dining Room	7'5 x 14'11			
Main	Living Room	13'4 x 12'6			
Main	Bedroom	13'0 x 10'3			

Finished Floor (Main):	697 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	697 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	697 sqft	# Of Pets:	1 -			

Experience Gastown's trendy heritage loft lifestyle with PARKING! This captivating 1 bedroom corner unit is flooded with natural light from 6 stunning windows and features breathtaking views of the water & North Shore mountains. This unique home showcases the charm of exposed brick walls, 8'8" ceilings, engineered hard wood floors, a lovely high end kitchen with separate coffee bar & storage area, stainless steel appliances, including a 5 burner glass cooktop with convection oven. This unit includes in-suite laundry & a beautiful bedroom with adaptable moving walls and its very own window. Situated in an unbeatable location, you'll have easy access to some of the city's finest restaurants, shops, and bars, in addition to close proximity to the Skytrain and Seabus. Book your viewing now!