

Depth/Size (ft):		Bedrooms:	0	Approx. Year Built:	1994
Frontage (ft):		Bathrooms:	1	Age:	30
Lot Area:		Full Baths:	1	Zoning:	C-7
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,398.69
Rear Yard Exp:		Maint. Fee:	414.22	For Tax Year:	2023
View:	No			P.I.D.:	018-977-014

Style of Home:	Bachelor/Studio	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Concrete,Glass,Stucco	Parking Access:	Lane
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 28
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	No
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	KORECKI REAL ESTATE SERVICES - 604-233-7772
Complex / Subdiv:	METRO
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 2, PLAN LMS1637, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, UNDIV 539/18638 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, A
Amenities:	Bike Room,Elevator,In Suite Laundry,Storage
Site Influences:	Central Location,Golf Course Nearby,Marina Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed,Rentals Allwd w/Restrctns
Listing Broker(s):	Royal LePage Sterling Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'4 x 12'2			
Main	Flex Room	8'1 x 12'2			
Main	Kitchen	12'2 x 12'6			
Main	Foyer	4'3 x 6'			

Finished Floor (Main):	570 sqft	# Of Rooms:	4	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 (Bsm):	0 sqft	Crawl/Bsm Height:				
Finished Floor (Total):	570 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	570 sqft	# Of Pets:	No Restriction - Cats: Yes, Dogs: Yes			

Welcome to Metro-a boutique building with only 28 units located in Vancouver's popular Kitsilano neighbourhood. This loft style home feels more like a townhome with direct access from the gated front patio. Open concept living with 11' ceilings, Murphy bed, gas fireplace & storage closet. The kitchen (with gas stove & dishwasher) offers plenty of space & an island for extra storage/prep space. The 4 piece updated bathroom offers some extra storage space. A laundry area in the hallway with room for storing cleaning supplies. The secure lane access underground parking & car wash area-yet another benefit of living in this sought after location. A storage locker close to the unit is easy to access & offers room for your extra stuff! Pets & rentals (no shorter than six months please!) welcome.