109 1535 NELSON STREET VANCOUVER

West End VW, V6G 1M2

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	1972
Frontage (ft):		Bathrooms:	1	Age:	52
Lot Area:		Full Baths:	1	Zoning:	RM-5
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,311.73
Rear Yard Exp:		Maint. Fee:	468.38	For Tax Year:	2023
View:	No			P.I.D.:	003-303-888
Style of Home:	Corner Unit,Ground L	_evel Unit	Parking:	Total: 1 - Covered: 1	
Construction:	Frame - Wood		Covered Parking:	1	
Exterior:	Brick,Mixed,Stucco		Parking Access:	Lane	
Foundation:			Parking:	Garage; Underground	
Rain Screen:			Locker:		
Renovations:			Units in Dev:	36 - Total Units in Strata:	36
# of Fireplaces:	1 - Fuel: Wood		Distance to:		
Water Supply:	City/Municipal		Title to Land:	Freehold Strata	
Fuel/Heating:	Baseboard,Hot Water	r	Property Disc:	Yes	
Outdoor Area:	Patio(s)		PAD Rental:		
Type of Roof:	Asphalt		Fixtures Leased:	No	
Floor Finish:			Fixtures Rmvd:	No	
	No				
View:					
View: Mgmt. Company:	110				
Mgmt. Company:	Electricity,Water				
Mgmt. Company: Complex / Subdiv:	Electricity,Water STRATA LOT 6, PLAI TOGETHER WITH A SHOWN ON FORM 1	-	OPERTY IN PROPORTION TO		
Mgmt. Company: Complex / Subdiv: Services Connected:	Electricity,Water STRATA LOT 6, PLAI TOGETHER WITH A SHOWN ON FORM 1	N INTEREST IN THE COMMON PR	OPERTY IN PROPORTION TO		
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Bsmt): Finished Floor (Total): Unfinished Floor:	Electricity,Water STRATA LOT 6, PLAN TOGETHER WITH A SHOWN ON FORM 1 Elevator,Garden,Saur Central Location,Priv Dishwasher,Refrigera Pets Allowed w/Rest. Team 3000 Realty Lta Type Foyer Kitchen Dining Room Living Room Bedroom 763 sqft 0 sqft 0 sqft 0 sqft 0 sqft 0 sqft 0 sqft 0 sqft 0 sqft	IN INTEREST IN THE COMMON PR 1 OR V, AS na/Steam Room,Shared Laundry,Ste rate Setting,Private Yard,Recreation I ator,Stove .,Rentals Allowed d. Dimensions 9'7 x 3'2 8'6 x 8'11 8'4 x 8'2 17'8 x 11'8 18'2 x 12'8 # Of Rooms: # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height: Basement:	OPERTY IN PROPORTION TO prage Nearby,Shopping Nearby,Treed Floor 5 1 1 None None	Type Bathroom Floor # of	DF THE STRATA LOT AS Dimensions Pieces Ensuite?
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Discover urban living in this renovated ground-level corner unit in the heart of the West End. With a generous layout, this oversized 1 Bed/1 Bath home blends modern living with timeless elegance. As you step inside, be greeted by the distinctive charm of post & beam ceilings, adding an architectural depth that complements the cozy wood-burning fireplace. Don't forget the expansive 230 sqft private fenced patio, providing a serene retreat and a perfect venue for entertaining, gardening, or simply soaking up the peaceful surroundings. This unit redefines ground floor living by offering unparalleled privacy and an idyllic garden setting. Residents benefit from recent upgrades, including a new roof, refurbished balconies, and a refreshed exterior. Steps to Stanley park, shops and restaurants.

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.