

Depth/Size (ft):	0.0	Bedrooms:	0	Approx. Year Built:	1982
Frontage (ft):		Bathrooms:	1	Age:	42
Lot Area:		Full Baths:	1	Zoning:	DD COM
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,321.12
Rear Yard Exp:		Maint. Fee:	425.96	For Tax Year:	2023
View:	Yes			P.I.D.:	006-295-878

Style of Home:	5 Plus Level	Parking:	
Construction:	Concrete,Concrete Block	Covered Parking:	
Exterior:	Concrete,Glass,Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	0 - Total Units in Strata: 141
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Tar & Gravel,Torch-On	Fixtures Leased:	
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	

View:	Yes : city
Mgmt. Company:	First Services Residential - 888-679-2500
Complex / Subdiv:	Anchor Point 2
Services Connected:	Community,Electricity,Water
Legal:	STRATA LOT 69, PLAN VAS1183, DISTRICT LOT 541, NEW WESTMINSTER LAND DISTRICT, 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, AS APPROPRIATE
Amenities:	Club House,Elevator,Shared Laundry,Storage
Site Influences:	Central Location,Paved Road,Recreation Nearby,Shopping Nearby
Features:	Dishwasher,Refrigerator,Smoke Alarm,Sprinkler - Fire,Stove
Bylaw Restrict:	Pets Not Allowed,Rentals Allowed
Listing Broker(s):	Heller Murch Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'9 x 17'3			
Main	Kitchen	8'0 x 7'9			
Main	Foyer	8'9 x 3'9			
Main	Patio	4'11 x 9'0			
Main	Bar Room	7'0 x 7'5			

Finished Floor (Main):	478 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):	478 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	478 sqft	# Of Pets:				

Excellent property for the First Time Buyer or Investor. This fabulous, spacious studio in Downtown Vancouver has plenty of natural light, a smart layout and an open kitchen. This home comes with a large storage locker and the parking can be rented for \$40 a month. Take advantage of the shared rooftop patio, with plenty of greenery, lounging area, and a clubhouse that can be enjoyed by residents. Large shared laundry room with new machines. Location is a key and you will be minutes away from the Seawall, Sunset beach, Yaletown, Skytrain and all the luxuries of the Downtown living. Heat/hot water included in the maintenance fee. Well maintained strata with proactive onsite management team. This complex has a potential for the re-development. Great place to call home! Call to view!