

Depth/Size (ft):	Bedrooms:	0	Approx. Year Built:	1986
Frontage (ft):	Bathrooms:	1	Age:	38
Lot Area:	Full Baths:	1	Zoning:	DD
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,229.07
Rear Yard Exp:	Maint. Fee:	277.34	For Tax Year:	2023
View:	Yes		P.I.D.:	004-633-245

Style of Home:	Inside Unit,Upper Unit	Parking:	
Construction:	Concrete	Covered Parking:	
Exterior:	Concrete	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	85 - Total Units in Strata: 11
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : city
Mgmt. Company:	Dwell Property Management
Complex / Subdiv:	
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 59, PLAN VAS1681, DISTRICT LOT 541, NEW WESTMINSTER LAND DISTRICT, UNDIV 379/47465 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,
Amenities:	Bike Room,Exercise Centre,Shared Laundry,Storage
Site Influences:	Central Location,Marina Nearby,Recreation Nearby,Shopping Nearby
Features:	Dishwasher,Stove
Bylaw Restrict:	Pets Not Allowed
Listing Broker(s):	Oneflatfee.ca, Oneflatfee.ca

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'9 x 10'			
Main	Dining Room	10' x 5'8			
Main	Kitchen	8' x 7'			

Finished Floor (Main):	408 sqft	# Of Rooms:	3	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	408 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	408 sqft	# Of Pets:				

Investor's dream or perfect start for first-time buyers! Updated West facing studio with city views & balcony in the trendy "Beach District" neighborhood. Boutique concrete building situated between Yaletown and West End, just steps from the sea wall and a short walk to Yaletown-Roundhouse Skytrain Station. Features include 1 large storage locker, gym, full-time caretaker, stainless steel appliances. Secure building with key fob entry, visitors parking and spacious bike room.