

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	0	<b>Approx. Year Built:</b>	1969
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	55
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	RM-5B
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,241.30
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	323.03	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	005-368-588

<b>Style of Home:</b>	Corner Unit,Upper Unit	<b>Parking:</b>	
<b>Construction:</b>	Concrete	<b>Covered Parking:</b>	
<b>Exterior:</b>	Concrete	<b>Parking Access:</b>	Lane
<b>Foundation:</b>		<b>Parking:</b>	Other
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Hot Water	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountains
<b>Mgmt. Company:</b>	Korecki
<b>Complex / Subdiv:</b>	The Palasades
<b>Services Connected:</b>	Electricity,Water
<b>Legal:</b>	STRATA LOT 34, PLAN VAS1543, DISTRICT LOT 185, 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
<b>Amenities:</b>	Shared Laundry,Wheelchair Access
<b>Site Influences:</b>	Central Location,Marina Nearby,Shopping Nearby
<b>Features:</b>	Refrigerator,Stove
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	Oneflatfee.ca, Oneflatfee.ca

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 14'			
Main	Kitchen	7' x 8'			
Main	Other	7' x 8'			

<b>Finished Floor (Main):</b>	428 sqft	<b># Of Rooms:</b>	3	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	428 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	428 sqft	<b># Of Pets:</b>	2 -			

Enjoy living West of Denman and a block to Stanley Park in this concrete mid-rise with views looking over Lost Lagoon and the north shore mountains. 4 blocks to English Bay Beach, restaurants and cafes around the corner. This North East corner studio has a well laid out floorplan. Quiet with a nice balcony. Amazing rooftop deck to enjoy the fireworks and the view. Strata fees include heat and free laundry. Includes 1 storage locker.