

Depth/Size (ft):	Bedrooms:	1	Approx. Year Built:	1980
Frontage (ft):	Bathrooms:	1	Age:	44
Lot Area:	Full Baths:	1	Zoning:	DD
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,259.65
Rear Yard Exp:	Maint. Fee:	396.63	For Tax Year:	2023
View:	Yes		P.I.D.:	003-171-922

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

View: Yes : Robson street

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Sanitary Sewer,Water

Legal: STRATA LOT 36, PLAN VAS756, 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

Amenities: Elevator

Site Influences: Central Location,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Allowed w/Rest.

Listing Broker(s): Oneflatfee.ca, Oneflatfee.ca

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	10' x 9'			
Main	Living Room	12' x 16'			
Main	Kitchen	8' x 8'			
Main	Dining Room	8' x 8'			

Finished Floor (Main):	529 sqft	# Of Rooms:	4	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 (Bsmt):	0 sqft	Suite:				
Finished Floor (Total):	529 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	529 sqft	Beds In Bsmt:	0 / 1			
		# Of Pets:				

Welcome to Robson Gardens! This condo is a perfect opportunity for investors and first-time home buyers. Situated within walking distance of Downtown, residents can easily access shopping and dining options. Explore the vibrant city life with trendy boutiques, upscale restaurants, and cozy cafes at your fingertips. Iconic destinations like Stanley Park, English Bay, and Coal Harbour are just a few blocks away, offering endless leisure options. This 529 sq ft condo boasts a lovely balcony and includes a storage locker for added convenience. Embrace urban living at its finest in this prime location.