

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	1970
Frontage (ft):		Bathrooms:	1	Age:	54
Lot Area:		Full Baths:	1	Zoning:	RM-5A
Flood Plain:		Half Baths:	0	Gross Taxes:	\$0.00
Rear Yard Exp:		Maint. Fee:	685.55	For Tax Year:	2023
View:	No			P.I.D.:	800-168-074

Style of Home:	1 Storey,Corner Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Concrete,Mixed	Parking Access:	Rear
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:	Completely	Units in Dev:	- Total Units in Strata: 172
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Leasehold prepaid-NonStrata
Fuel/Heating:	Hot Water	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Westsea Tower - 604-681-6433
Complex / Subdiv:	Westsea Towers
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	LOT C, BLOCK 40, PLAN VAP92, DISTRICT LOT 185, GROUP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	Bike Room,Exercise Centre,Pool; Outdoor,Shared Laundry,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Dishwasher,Drapes/Window Coverings,Refrigerator,Stove
Bylaw Restrict:	Pets Not Allowed,Rentals Allowed
Listing Broker(s):	Amex Broadway West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'8 x 11'6			
Main	Kitchen	6'11 x 6'7			
Main	Dining Room	8'0 x 7'8			
Main	Bedroom	12'4 x 10'6			

Finished Floor (Main):	620 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 (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	620 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	620 sqft	# Of Pets:				

Wake up to the sound of waves washing ashore just across the street. This Westsea Towers, 1 BED, 624 SF condo has been fully renovated and lovingly cared for throughout the years. Amenities include a huge outdoor swimming pool, secure underground parking, visitor parking, bike room & storage locker. Located on one of Vancouver's quietest streets & just steps from Sunset Beach, the seawall, Stanley Park, public transportation, the West End & Downtown. In 2018 Westsea Towers completed a \$7+ million restoration project including new double glazed windows & doors, refinished concrete exterior & paint, balcony membranes/resurfacing, roof and pool/parking, garage membrane. Maint. fee includes heat, hot water & property taxes. Pre-paid Leasehold to 2073. Open House SUNDAY 3 - 5 pm.