

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	1982
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	1	<b>Age:</b>	42
<b>Lot Area:</b>	<b>Full Baths:</b>	1	<b>Zoning:</b>	FCCDD
<b>Flood Plain:</b>	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,793.55
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	436.21	<b>For Tax Year:</b>	2023
<b>View:</b>			<b>P.I.D.:</b>	006-283-438

<b>Style of Home:</b>	1 Storey	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Concrete Frame	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Concrete,Stucco	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Leasehold not prepaid-Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Tar & Gravel	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Community,Electricity,Sanitary Sewer,Storm Sewer,Water

**Legal:** STRATA LOT 6 FALSE CREEK LEASEHOLD STRATA PLAN VR. 1112TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.

**Amenities:** Elevator,In Suite Laundry,Storage

**Site Influences:**

**Features:**

**Bylaw Restrict:** Smoking Restrictions

**Listing Broker(s):** eXp Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'1 x 5'8			
Main	Kitchen	7'1 x 13'10			
Main	Dining Room	11' x 9'1			
Main	Living Room	11'2 x 14'10			
Main	Laundry	11'7 x 5'5			
Main	Family Room	11'1 x 8'3			
Main	Bedroom	11'3 x 12'10			

<b>Finished Floor (Main):</b>	993 sqft	<b># Of Rooms:</b>	7	<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>Suite:</b>				
<b>Finished Floor (Total):</b>	993 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	993 sqft	<b>Beds In Bsmt:</b>	0 / 1			
		<b># Of Pets:</b>				

'Fountain Terrace' located at the heart of Granville Island! This suite is ground floor and has direct access to an exterior, private patio which leads to a walking path that puts you within steps of the Seawall and all that Granville Island has to offer. Shop at the market, dine at one of the many restaurants, visit the marina, Arts Club Theatre, art galleries or participate in any of the huge variety of activities at your doorstep. Excellent layout, w/ large separate den and an abundance of storage in the suite. The large laundry room also offers more storage, Included is 1 parking and 1 storage locker. Building was completely rain screened in 2014. An exceptionally well run strata. Sunday MAY 5, 2-4pm