

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1997
Frontage (ft):		Bathrooms:	1	Age:	27
Lot Area:		Full Baths:	1	Zoning:	CD-1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,066.06
Rear Yard Exp:		Maint. Fee:	581.06	For Tax Year:	2023
View:	Yes			P.I.D.:	023-936-240

Style of Home:	Other	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Brick,Concrete,Glass	Parking Access:	
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	535
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Hot Water	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	
Floor Finish:		Fixtures Rmvd:	

View:	Yes : City View
Mgmt. Company:	First Service Residential - 885-683-8900
Complex / Subdiv:	Marina Pointe - Private Residences
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 250 FALSE CREEK NEW WESTMINSTER DISTRICTSTRATA PLAN LMS2995TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Bike Room,Elevator,Exercise Centre,Garden,In Suite Laundry,Pool; Indoor,Recreation Center,Sauna/Steam Room,Concierge
Site Influences:	
Features:	
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Oakwyn Realty Downtown Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'0' x 7'10'			
Main	Living Room	12'7' x 9'3'			
Main	Dining Room	7'11' x 7'9'			
Main	Bedroom	12'3' x 10'0'			
Main	Bedroom	8'1' x 7'11'			
Main	Walk-In Closet	5'10' x 4'9'			
Main	Foyer	5'2' x 4'1'			

Finished Floor (Main):	695 sqft	# Of Rooms:	7	Bathroom Floor		# of Pieces		Ensuite?	
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main		4		No	
Finished Floor (Below):	0 sqft	# Of Levels:	1						
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:							
Finished Floor (Total):	695 sqft	Basement:	None						
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:							
Grand Total:	695 sqft	# Of Pets:							

Welcome Private Residences at Marina Pointe. 1 bdrm (2 bdrm strata plan) unit is located on the private residence side of The Marina Pointe complex. Low number of units. Private residence features higher ceilings with 8'8". Wide vinyl floors throughout unit, stone counter tops, SS appliances, roll down blinds, front load washer/dryer, etc. 2nd bdrm (den) features barn style doors, perfect for office or additional bdrm. Very central location close to Yaletown shopping, restaurants, parks, Sea Wall & much more. Comes with 1 secure parking. Tenant is leaving end of May. Showings with 48 hours notice. Call now for more details.