

<b>Depth/Size (ft):</b>	Strata	<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	1973
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	49
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	RM-3
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,677.50
<b>Rear Yard Exp:</b>	North	<b>Maint. Fee:</b>	425.57	<b>For Tax Year:</b>	2021
<b>View:</b>	No			<b>P.I.D.:</b>	003-274-853

<b>Style of Home:</b>	Ground Level Unit	<b>Parking:</b>	
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	Rear
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>	Completely	<b>Units in Dev:</b>	36 - Total Units in Strata: 36
<b># of Fireplaces:</b>	0 - Fuel: None	<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>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Bayside Property Services - 604-432-7774
<b>Complex / Subdiv:</b>	Twelve Pines
<b>Services Connected:</b>	Electricity
<b>Legal:</b>	STRATA LOT 8, PLAN VAS62, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, UNDIV
<b>Amenities:</b>	In Suite Laundry,Wheelchair Access
<b>Site Influences:</b>	
<b>Features:</b>	
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Not Allowed
<b>Listing Broker(s):</b>	Homelife Benchmark Titus Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 12'1	Main	Patio	19'4 x 14'8
Main	Dining Room	8'1 x 7'6			
Main	Kitchen	10' x 8'4			
Main	Foyer	7' x 5'5			
Main	Laundry	7'6 x 4'10			
Main	Master Bedroom	10'10 x 9'10			
Main	Den	10'10 x 6'11			

<b>Finished Floor (Main):</b>	811 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	811 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	811 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: No			

One bedroom and DEN. Tastefully REMODELED GARDEN level. BONUS 253 sq. ft. PRIVATE PATIO, Kitsilano / Fairview border. A professional designer's RENOVATION. Over \$60,000 in upgrades since reno began. Including kitchen, bathroom, woodwork, paint etc. Upgrades also include granite counters, tile floor and back-splash, all stainless steel appliances, cabinets. The deluxe bathroom is complete with a double stand-up tiled rain-head shower. Walking distance to Granville Island and Vancouver General Hospital and only 3 blocks to Broadway shops and restaurants etc... The maintenance fee includes heat, hot water, and caretaker. Cat ok. No rentals. Wheelchair friendly. Well maintained building/Strata. New Pipes, new windows, new roof. Fresh paint throughout, inside and out, Proactive council.