

<b>Depth/Size (ft):</b>	0.00	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2003
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	21
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	DD
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,634.38
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	751.51	<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	025-743-830

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Concrete	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Concrete,Glass,Mixed	<b>Parking Access:</b>	Lane
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 176
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Radiant	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s),Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	EDEN
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 8, PLAN BCS522, DISTRICT LOT 541, GROUP 1, 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
<b>Amenities:</b>	Bike Room,Exercise Centre,Garden,Guest Suite,Swirlpool/Hot Tub
<b>Site Influences:</b>	Central Location,Marina Nearby,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Security System,Wet Bar
<b>Bylaw Restrict:</b>	Pets Allowed,Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage Sterling Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'9 x 5'11	Main	Den	8'11 x 6'
Main	Living Room	9'8 x 9'5	Above	Primary Bedroom	8'11 x 14'5
Main	Dining Room	9'11 x 7'2	Above	Walk-In Closet	5'8 x 4'3
Main	Kitchen	9'11 x 8'2	Above	Recreation Room	10'6 x 15'8
Main	Laundry	6'6 x 4'6			
Main	Storage	8'11 x 4'6			
Main	Bedroom	8'11 x 11'1			

<b>Finished Floor (Main):</b>	675 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	594 sqft	<b># Of Kitchens:</b>	1	Above	5	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>				
<b>Finished Floor (Total):</b>	1,269 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,269 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b># Of Pets:</b>				

Welcome home to this beautifully renovated concrete townhome in the heart of Yaletown, built by awarding winning developer Bosa. Amazing floorplan that boasts 16 foot vaulted ceilings in the living room complimented with huge windows, offering an abundance of natural light. Upstairs enjoy a loft style rec-room with a custom live edge sit up bar, remote controlled drop down projector screen and wet bar, this space could also be converted back as a 3rd bedroom. Spacious primary bedroom with updated ensuite, walk-in closet. Features also include top of the line engineered hardwood floor, granite counter in kitchen and bathrooms, bright office space, large in-suite laundry/storage room, 2 parking stalls and more. Amazing amenities in the building include gym, steam room, hot tub and bike room.