

Depth/Size (ft):	Bedrooms:	1	Approx. Year Built:	2003
Frontage (ft):	Bathrooms:	1	Age:	21
Lot Area:	Full Baths:	1	Zoning:	DD
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,762.98
Rear Yard Exp View:	Maint. Fee:	409.51	For Tax Year:	2023
			P.I.D.:	025-728-385

Style of Home:	Inside Unit,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Concrete,Glass,Mixed	Parking Access:	Rear
Foundation:		Parking:	Garage Underbuilding,Visitor Parking
Rain Screen:	Full	Locker:	No
Renovations:	Partly	Units in Dev:	- Total Units in Strata: 104
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	None	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:

Mgmt. Company: Wynford - 604-261-0285

Complex / Subdiv: Altadena

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: STRATA LOT 46, PLAN BCS478, 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

Amenities: Bike Room,Elevator,Exercise Centre,Garden,In Suite Laundry,Sauna/Steam Room,Storage,Wheelchair Access

Site Influences: Central Location,Lane Access,Recreation Nearby,Shopping Nearby,Ski Hill Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Intercom,Smoke Alarm

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allwd w/Restrctns

Listing Broker(s): Amex Broadway West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'3 x 2'11			
Main	Flex Room	7'8 x 5'2			
Main	Kitchen	7'7 x 7'6			
Main	Dining Room	9'10 x 8'4			
Main	Living Room	10'4 x 9'10			
Main	Bedroom	10'4 x 8'10			
Main	Office	8'7 x 5'10			

Finished Floor (Main):	657 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 (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	657 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	657 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to ALTADENA. Spacious 657 SF, 1 bed & bath, & office is waiting for you to call it home. This bright east facing unit, located on the quiet side of the building, features high ceilings, large windows, granite counter tops, laminate flooring, gas fireplace, in-suite laundry and a huge flex/storage room. Amenities include a well-equipped gym, sauna, steam room, yoga studio, theatre and lounge. One of the best downtown building locations. Granville & Robson Street, Yaletown, the Westend, Sunset Beach, Aquatic Centre, English Bay and Skytrain are all just minutes away. Altadena is fully rain screened with a recently renovated front lobby & upgraded plumbing. Includes 1 secured underground parking. Call now to schedule your viewing.