

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b> 1	<b>Approx. Year Built:</b> 1980
<b>Frontage (ft):</b>	<b>Bathrooms:</b> 1	<b>Age:</b> 44
<b>Lot Area:</b>	<b>Full Baths:</b> 1	<b>Zoning:</b> DD
<b>Flood Plain:</b>	<b>Half Baths:</b> 0	<b>Gross Taxes:</b> \$1,259.65
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b> 396.63	<b>For Tax Year:</b> 2023
<b>View:</b> Yes		<b>P.I.D.:</b> 003-171-922

<b>Style of Home:</b> Inside Unit	<b>Parking:</b>
<b>Construction:</b> Concrete	<b>Covered Parking:</b>
<b>Exterior:</b> Brick,Concrete	<b>Parking Access:</b>
<b>Foundation:</b>	<b>Parking:</b> Add. Parking Avail.
<b>Rain Screen:</b>	<b>Locker:</b>
<b>Renovations:</b>	<b>Units in Dev:</b>
<b># of Fireplaces:</b>	<b>Distance to:</b>
<b>Water Supply:</b> City/Municipal	<b>Title to Land:</b> Freehold Strata
<b>Fuel/Heating:</b> Baseboard	<b>Property Disc:</b> No
<b>Outdoor Area:</b> Balcony(s)	<b>PAD Rental:</b>
<b>Type of Roof:</b> Tar & Gravel	<b>Fixtures Leased:</b> No
<b>Floor Finish:</b> Mixed	<b>Fixtures Rmvd:</b> No

**View:** Yes : Robson street

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** STRATA LOT 36, PLAN VAS756, DISTRICT LOT 185, 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 \*\*RELIST

**Amenities:** Elevator

**Site Influences:** Central Location,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:** Pets Allowed w/Rest.

**Listing Broker(s):** Oneflatfee.ca, Oneflatfee.ca

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	10' x 9'			
Main	Living Room	12' x 16'			
Main	Kitchen	8' x 8'			
Main	Dining Room	8' x 8'			

<b>Finished Floor (Main):</b> 529 sqft	<b># Of Rooms:</b> 4	<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 (Bsmt):</b> 0 sqft	<b>Suite:</b>			
<b>Finished Floor (Total):</b> 529 sqft	<b>Crawl/Bsmt Height:</b>			
<b>Unfinished Floor:</b> 0 sqft	<b>Basement:</b> None			
<b>Grand Total:</b> 529 sqft	<b>Beds In Bsmt:</b> 0 / 1			
	<b># Of Pets:</b>			

Welcome to Robson Gardens! This condo is a perfect opportunity for investors and first-time home buyers. Situated within walking distance of Downtown, residents can easily access shopping and dining options. Explore the vibrant city life with trendy boutiques, upscale restaurants, and cozy cafes at your fingertips. Iconic destinations like Stanley Park, English Bay, and Coal Harbour are just a few blocks away, offering endless leisure options. This 529 sq ft condo boasts a lovely balcony and includes a storage locker for added convenience. Embrace urban living at its finest in this prime location.