

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2005
Frontage (ft):	Bathrooms:	2	Age:	19
Lot Area:	Full Baths:	2	Zoning:	DD
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,755.68
Rear Yard Exp:	Maint. Fee:	553.91	For Tax Year:	2023
View:	Yes		P.I.D.:	026-347-326

Style of Home:	Corner Unit,Upper Unit	Parking:	Total: 2 - Covered: 2
Construction:	Concrete	Covered Parking:	2
Exterior:	Concrete,Mixed	Parking Access:	Lane
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	- Total Units in Strata: 150
# 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:	Balcony(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View: Yes : City, False Creek, BC Place

Mgmt. Company: The Wynford Group - 604-261-0285

Complex / Subdiv: The Bentley

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

Legal: STRATA LOT 107, PLAN BCS1399, 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,Club House,Elevator,In Suite Laundry,Swirlpool/Hot Tub

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave

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

Listing Broker(s): Century 21 In Town Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	9'10 x 10'4			
Main	Bedroom	9'7 x 9'6			
Main	Living Room	18'3 x 9'6			
Main	Dining Room	8'6 x 8'5			
Main	Kitchen	8'5 x 7'11			
Main	Solarium	8'7 x 6'11			

Finished Floor (Main):	886 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	886 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	886 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Look at this deal - 2 bedrooms, 2 bathrooms AND 2 parking stalls at The Bentley, a sought after Yaletown building! This bright SE corner unit has open unobstructed views overlooking historic Yaletown, with False Creek and BC Place in the background! Functional floor plan with an extra large living room, a dining room surrounded by large windows, a sunny solarium off the kitchen, plus balcony space. Well maintained building with amenities that include a club room, gym, jacuzzi, and EV charging station. Highly desirable location with an easy walk to chic restaurants & shops, BC Place, Rogers Arena, Robson Street, and the seawall.