

Depth/Size (ft):	Bedrooms:	1	Approx. Year Built:	1982
Frontage (ft):	Bathrooms:	1	Age:	42
Lot Area:	Full Baths:	1	Zoning:	FCCDD
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,793.55
Rear Yard Exp:	Maint. Fee:	436.21	For Tax Year:	2023
View:			P.I.D.:	006-283-438

Style of Home:	1 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Concrete Frame	Covered Parking:	1
Exterior:	Concrete,Stucco	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Leasehold prepaid-Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	No
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv: Fountain Terrace

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

Legal: STRATA LOT 6 FALSE CREEK LEASEHOLD STRATA PLAN VR. 1112TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.

Amenities: Elevator,Exercise Centre,In Suite Laundry

Site Influences:

Features:

Bylaw Restrict: Smoking Restrictions

Listing Broker(s): eXp Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'1 x 5'8			
Main	Kitchen	7'1 x 13'10			
Main	Dining Room	11' x 9'1			
Main	Living Room	11'2 x 14'10			
Main	Family Room	11'1 x 8'3			
Main	Laundry	11'7 x 5'5			
Main	Bedroom	11'3 x 12'10			

Finished Floor (Main):	993 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	Suite:				
Finished Floor (Total):	993 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	993 sqft	Beds In Bsmt:	0 / 1			
		# Of Pets:				

Discover the charm of 'Fountain Terrace' nestled in the heart of Granville Island! This ground floor suite boasts direct access to a private patio, seamlessly connecting you to a tranquil walking path that leads to the vibrant Seawall and all the attractions of Granville Island. Immerse yourself in the bustling market, indulge in diverse dining experiences, explore the marina, catch a show at the Arts Club Theatre, peruse art galleries, or engage in an array of activities just steps away. With a thoughtful layout featuring a spacious separate den and ample in-suite storage, convenience is key. The expansive laundry room provides additional storage. Includes 1 parking 1 storage locker. The building underwent a complete rain screening in 2014, ensuring durability. OPEN HOUSE May 26 from 2-4