

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1997
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	27
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	CD-1
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,066.06
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	581.06	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	023-936-240

<b>Style of Home:</b>	Other	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Concrete	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Brick,Concrete,Glass	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	535
<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,Hot Water	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Tar & Gravel	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	Yes : City View
<b>Mgmt. Company:</b>	First Service Residential - 885-683-8900
<b>Complex / Subdiv:</b>	Marina Pointe - Private Residences
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 250 FALSE CREEK NEW WESTMINSTER DISTRICTSTRATA PLAN LMS2995TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
<b>Amenities:</b>	Bike Room,Elevator,Exercise Centre,Garden,In Suite Laundry,Pool; Indoor,Recreation Center,Sauna/Steam Room,Concierge
<b>Site Influences:</b>	
<b>Features:</b>	
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	Oakwyn Realty Downtown Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'0' x 7'10'			
Main	Living Room	12'7' x 9'3'			
Main	Dining Room	7'11' x 7'9'			
Main	Bedroom	12'3' x 10'0'			
Main	Bedroom	8'1' x 7'11'			
Main	Walk-In Closet	5'10' x 4'9'			
Main	Foyer	5'2' x 4'1'			

<b>Finished Floor (Main):</b>	695 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>		<b># of Pieces</b>		<b>Ensuite?</b>	
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main		4		No	
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1						
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>							
<b>Finished Floor (Total):</b>	695 sqft	<b>Basement:</b>	None						
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>							
<b>Grand Total:</b>	695 sqft	<b># Of Pets:</b>							

Welcome Private Residences at Marina Pointe. 1 bdrm (2 bdrm strata plan) unit is located on the private residence side of The Marina Pointe complex. Low number of units. Private residence features higher ceilings with 8'8". Wide vinyl floors throughout unit, stone counter tops, SS appliances, roll down blinds, front load washer/dryer, etc. 2nd bdrm (den) features barn style doors, perfect for office or additional bdrm. Very central location close to Yaletown shopping, restaurants, parks, Sea Wall & much more. Comes with 1 secure parking. Tenant is leaving end of May. Showings with 48 hours notice. Call now for more details.