

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	2018
Frontage (ft):	Bathrooms:	2	Age:	6
Lot Area:	Full Baths:	2	Zoning:	DD
Flood Plain:	Half Baths:	0	Gross Taxes:	\$3,567.65
Rear Yard Exp:	Maint. Fee:	531.42	For Tax Year:	2023
View:	Yes		P.I.D.:	030-348-277

Style of Home:	Corner Unit,Upper Unit	Parking:	Total: 2 - Covered: 2
Construction:	Concrete,Concrete Frame	Covered Parking:	2
Exterior:	Brick,Concrete,Glass	Parking Access:	Rear
Foundation:		Parking:	Garage Underbuilding
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	164 - Total Units in Strata: 164
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Forced Air	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : SKYLINE & DOWNTOWN
Mgmt. Company:	Dwell Property Management - 604-821-2999
Complex / Subdiv:	ADDITION
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 158, PLAN EPS4634, 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 V
Amenities:	Air Cond./Central,Bike Room,Elevator,Exercise Centre,In Suite Laundry,Recreation Center,Storage
Site Influences:	Central Location,Marina Nearby,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Select Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'5 x 12'7	Main	Bedroom	9'5 x 9'5
Main	Foyer	3'11 x 9'11	Main	Walk-In Closet	5'8 x 5'5
Main	Storage	13'6 x 12'7	Main	Patio	10'6 x 9'0
Main	Dining Room	5'5 x 12'8			
Main	Kitchen	16'4 x 5'0			
Main	Primary Bedroom	10'8 x 9'0			
Main	Bedroom	9'7 x 7'11			

Finished Floor (Main):	1,054 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,054 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,054 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome home! Perched atop Hornby Street, this STUNNING 3-bedroom home features a PERFECT 100 WALK SCORE! Imagine living in the heart of world-renowned Vancouver with everything at your fingertips. Take in the sights of Stanley Park, the nightlife of Granville Street and the style of the West End, all within walking distance of your home. This sub-penthouse features your own private patio with gorgeous city views, AC, motorized blinds in the living room and upgraded closets and shelving throughout. BONUS 2 parking stalls WITH EV and TESLA charging, a bike locker & storage locker as well! It doesn't get any better than this. Take our Matterport tour 24/7! We have virtually staged in several styles to show you the potential! \*\*\* OPEN HOUSE SUNDAY SEPTEMBER 29TH FROM 12:30-2PM \*\*\*