

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

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

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

|                                |            |                                   |                          |                       |                    |                 |
|--------------------------------|------------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 1,054 sqft | <b># Of Rooms:</b>                | 10                       | <b>Bathroom Floor</b> | <b># of Pieces</b> | <b>Ensuite?</b> |
| <b>Finished Floor (Above):</b> | 0 sqft     | <b># Of Kitchens:</b>             | 1                        | Main                  | 5                  | Yes             |
| <b>Finished Floor (Below):</b> | 0 sqft     | <b># Of Levels:</b>               | 1                        | Main                  | 4                  | No              |
| <b>Finished Floor (Bsmt):</b>  | 0 sqft     | <b>Crawl/Bsmt Height:</b>         |                          |                       |                    |                 |
| <b>Finished Floor (Total):</b> | 1,054 sqft | <b>Basement:</b>                  | None                     |                       |                    |                 |
| <b>Unfinished Floor:</b>       | 0 sqft     | <b># or % of Rentals Allowed:</b> |                          |                       |                    |                 |
| <b>Grand Total:</b>            | 1,054 sqft | <b># Of Pets:</b>                 | 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! Move in today and walk to the beach!