

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	2006
Frontage (ft):	Bathrooms:	3	Age:	18
Lot Area:	Full Baths:	3	Zoning:	CD-1
Flood Plain:	Half Baths:	0	Gross Taxes:	\$7,685.85
Rear Yard Exp:	Maint. Fee:	1,492.01	For Tax Year:	2023
View:	Yes		P.I.D.:	026-900-793

Style of Home:	1 Storey,Upper Unit	Parking:	Total: 2 - Covered: 2
Construction:	Concrete	Covered Parking:	2
Exterior:	Concrete,Glass,Mixed	Parking Access:	Side
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	31
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Heat Pump,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Hardwood,Tile	Fixtures Rmvd:	Yes

View:	Yes : Unobstructed Waterfront
Mgmt. Company:	Tribe - 604-343-2601
Complex / Subdiv:	Silver Sea
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 5, PLAN BCS2128, DISTRICT LOT FALSE CREEK, 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:	Day Care Centre,Elevator,Exercise Centre,In Suite Laundry,Pool; Indoor,Recreation Center,Sauna/Steam Room,Storage,Swirlpool/Hot Tub,Concierge
Site Influences:	Central Location,Golf Course Nearby,Marina Nearby,Recreation Nearby,Shopping Nearby,Waterfront Property
Features:	Air Conditioning,CltH Wsh/Dryr/Frdg/Stve/DW,Sprinkler - Fire,Wine Cooler
Bylaw Restrict:	Pets Allowed,Rentals Allowed
Listing Broker(s):	Amex Broadway West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'1 x 10'5	Main	Bedroom	10'11 x 10'5
Main	Pantry	7'9 x 5'0	Main	Bedroom	10'6 x 10'6
Main	Kitchen	8'1 x 10'3			
Main	Dining Room	6'10 x 10'1			
Main	Living Room	11'10 x 10'3			
Main	Primary Bedroom	10'7 x 12'8			
Main	Walk-In Closet	4'10 x 8'7			

Finished Floor (Main):	1,516 sqft	# Of Rooms:	9	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	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Main	3	No
Finished Floor (Total):	1,516 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,516 sqft	# Of Pets:				

203 Silver Sea offers once in a lifetime unobstructed ocean views from every room. With its own private elevator, enter into a luxurious, 1516 SF, 3 beds, 3 full bath residence. Featuring AC, fully integrated smart home, 9' floor to ceiling windows throughout, elegant hardwood floors, cozy gas fireplace and an open chef's kitchen. The primary bedroom includes a large walk-in closet & a 5 piece spa themed bathroom with heated floors. Enjoy warm sunsets and the intimate setting of False Creek & Granville Island from 3 covered balconies. World class amenities include a full size swimming pool, steam rooms & hot tub & an extensive fitness room. Quiet walks along the Seawall & George Wainborn Park are just outside your front door. This waterfront lifestyle is waiting for you to call it home.