

<b>Depth/Size (ft):</b>	0.0	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1995
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	29
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM-3
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,474.83
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	694.74	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	018-755-135

<b>Style of Home:</b>	Corner Unit,Upper Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Concrete,Concrete Frame	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Concrete,Glass,Mixed	<b>Parking Access:</b>	Rear
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>	Full	<b>Locker:</b>	Yes
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	19 - Total Units in Strata: 19
<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,Electric	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : MOUNTAIN, CITY, OCEAN
<b>Mgmt. Company:</b>	Pacifica First - 604-876-6400
<b>Complex / Subdiv:</b>	DORCHESTER PINES
<b>Services Connected:</b>	Electricity,Septic,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 17, PLAN LMS1402, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, UNDIV 710/12729 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V,
<b>Amenities:</b>	Bike Room,Elevator,Garden,In Suite Laundry,Storage,Wheelchair Access
<b>Site Influences:</b>	Central Location,Lane Access,Paved Road,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Intercom,Pantry,Smoke Alarm,Sprinkler - Fire
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns,Smoking Restrictions
<b>Listing Broker(s):</b>	Profile Properties Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	3'1 x 5'2			
Main	Dining Room	7'1 x 7'4			
Main	Living Room	10'4 x 10'11			
Main	Kitchen	8'3 x 6'10			
Main	Storage	8'9 x 4'9			
Main	Primary Bedroom	12'8 x 12'7			
Main	Bedroom	9'2 x 9'1			

<b>Finished Floor (Main):</b>	764 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	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	764 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	764 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

Breathtaking panoramic views of mountains, ocean and cityscape! Nestled in one of Vancouver's most coveted locations, this 2 bedroom, & 2 bathroom sub-penthouse offers an unparalleled urban living experience. Located on a quiet tree lined street in a 19 unit boutique concrete building with only 2 units per floor, this homes boasts floor-to-ceiling windows, master suite with mesmerizing views complete with own en-suite bathroom & walk-in closet, the 2nd bedroom offers flexibility for guests, a home office, or a cozy den. Step onto not one, but 2 private balconies and soak in the spectacular views from almost every room. Includes 1 parking & storage. You are just moments away from dining, shopping, parks, schools and entertainment options. The best of Vancouver is right at your door step!