

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2007
Frontage (ft):		Bathrooms:	1	Age:	17
Lot Area:		Full Baths:	1	Zoning:	CD-1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,699.01
Rear Yard Exp:		Maint. Fee:	437.51	For Tax Year:	2023
View:	Yes			P.I.D.:	027-050-106

Style of Home:	Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete,Concrete Block	Covered Parking:	1
Exterior:	Aluminum,Concrete,Glass	Parking Access:	Front
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	Yes : AMAZING FALSE CREEK VIEW
Mgmt. Company:	Pacific Quorum - 604-685-3828
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 432, PLAN BCS2313, DISTRICT LOT FC, 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:	Exercise Centre,In Suite Laundry,Pool; Indoor,Swirlpool/Hot Tub
Site Influences:	Central Location,Cleared,Marina Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed,Rentals Allowed
Listing Broker(s):	Century 21 In Town Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	9'0 x 9'9			
Main	Living Room	8'7 x 10'11			
Main	Eating Area	8'7 x 4'3			
Main	Kitchen	7'11 x 8'3			
Main	Den	6'10 x 6'7			
Main	Foyer	3'0 x 3'4			
Main	Patio	10'10 x 2'3			

Finished Floor (Main):	586 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	586 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	yes			
Grand Total:	586 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to Firenze II, located in downtown Vancouver. This 1 bed/1 bath and den has an amazing open layout with lots of natural light and views over False Creek that will take your breathe away! This unit features granite counter tops, laminate flooring, in suite laundry and a gorgeous fireplace to keep you warm all year around. The retreat like amenities include a 25m indoor lap pool, hot tub, sauna, theatre & fully equipped gym. The convenience of living here is unmatched with the Seawall, T&T, Rogers Arena, Costco and Skytrain nearby. This building allows for short-term rentals making it a lucrative investment opportunity! If interested in Air BNB this unit is turn key ready! Furniture can be included. Book your viewing today! Open house from 1-3pm on July 6/7th