

Depth/Size (ft):	Bedrooms:	1	Approx. Year Built:	2004
Frontage (ft):	Bathrooms:	1	Age:	20
Lot Area:	Full Baths:	1	Zoning:	DD
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,042.11
Rear Yard Exp:	Maint. Fee:	464.96	For Tax Year:	2024
View:			P.I.D.:	025-895-796

Style of Home:	Corner Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Concrete,Glass,Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	166 - Total Units in Strata: 166
# 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:	Other	Fixtures Leased:	
Floor Finish:		Fixtures Rmvd:	

View:

Mgmt. Company: AWM Alliance Real Estate Group - 604-685-3227

Complex / Subdiv: The Nova

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: STRATA LOT 63 FALSE CREEK STRATA PLAN BCS741 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Elevator,Exercise Centre,In Suite Laundry,Recreation Center,Storage

Site Influences:

Features:

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allwd w/Restrctns

Listing Broker(s): Oakwyn Realty Downtown Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'6" x 10'11"			
Main	Dining Room	9'7" x 5'11"			
Main	Kitchen	14'0" x 7'8"			
Main	Bedroom	10'4" x 9'2"			
Main	Den	6'1" x 3'10"			
Main	Foyer	7'10" x 6'1"			

Finished Floor (Main):	623 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	623 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	623 sqft	# Of Pets:				

Welcome to The Nova. Amazing building located in the heart of Yaletown. 1 bdrm/1 bath, 623 sqft corner unit. Open floor plan that flows from the open kitchen design to the living/dining room. Very good sized bedroom off the living room. Comes with 1 parking/1 storage. Building features great amenities like gym, hot-tub, party room, etc. Located in the heart of Yaletown, close to shopping, restaurants, BC Place, Rogers Arena and Sea Wall. Enjoy the amazing parks that are steps away. Property is tenant M2M. Showings in Tuesday 6-8, Sunday 12-2 with 24 hours notice. Might be able to show outside of times with more notice. Great for first time buyers and investors. Call now for more details.