

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2005
Frontage (ft):		Bathrooms:	1	Age:	19
Lot Area:		Full Baths:	1	Zoning:	CD-1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,954.84
Rear Yard Exp:		Maint. Fee:	477.00	For Tax Year:	2023
View:	Yes			P.I.D.:	026-377-454

Style of Home:	Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Concrete,Glass	Parking Access:	
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	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:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : False Creek
Mgmt. Company:	Rancho - 604-684-4508
Complex / Subdiv:	
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 348, PLAN BCS1437, DISTRICT LOT FC, 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
Amenities:	Elevator,Exercise Centre,Pool; Indoor,Sauna/Steam Room,Concierge
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Oneflatfee.ca, Oneflatfee.ca

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'7 x 11'			
Main	Kitchen	7'8 x 8'5			
Main	Primary Bedroom	10' x 9'9			
Main	Den	7'9 x 6'5			
Main	Storage	3'11 x 9'1			

Finished Floor (Main):	611 sqft	# Of Rooms:	5	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):	611 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	611 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Don't miss this fantastic opportunity to own a 1 Bedroom and Den unit in MAX II, built by the award-winning Concord Pacific. With ample natural light and a Southwest exposure, this unit also features an in-suite storage/pantry room. Enjoy the convenience of an additional storage locker. Added BONUS: Air Conditioning! Building amenities include a full-service concierge, swimming pool, hot tub, sauna, steam room, exercise facility, lounge, theatre, and more. Centrally located in Yaletown, you'll be within walking distance to the Seawall, restaurants, cafes, boutiques, parks, and all the amenities the vibrant neighborhood has to offer.