

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2008
Frontage (ft):		Bathrooms:	1	Age:	16
Lot Area:		Full Baths:	1	Zoning:	C-3A
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,875.89
Rear Yard Exp:		Maint. Fee:	351.72	For Tax Year:	2024
View:	Yes			P.I.D.:	027-462-013

Style of Home:	Live/Work Studio,Loft/Warehouse Conv.	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Concrete,Mixed	Parking Access:	Lane
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	- Total Units in Strata: 36
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Rooftop Deck	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Concrete,Hardwood	Fixtures Rmvd:	No

View:	Yes : City & Mountain
Mgmt. Company:	Fort Park Real Estate - 604-447-7275
Complex / Subdiv:	Loft 495
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 39, PLAN BCS2850, DISTRICT LOT 302, 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:	Bike Room,In Suite Laundry,Workshop Attached
Site Influences:	Central Location,Marina Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Smoke Alarm,Sprinkler - Fire,Windows - Thermo
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Macdonald Realty (Surrey/152)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'1 x 8'1			
Main	Bedroom	11'9 x 8'10			
Main	Walk-In Closet	4'11 x 3'11			
Main	Flex Room	8'2 x 6'10			
Main	Kitchen	8'8 x 8'5			

Finished Floor (Main):	520 sqft	# Of Rooms:	5	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):	520 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	520 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

SPECTACULAR CITY VIEWS, STYLISH URBAN LOFT. Top floor penthouse with soaring over height ceilings, concrete walls/ceiling, expansive floor to ceiling windows & a fantastic open concept layout (flexible floor plan set it up how you choose). Full size kitchen w/plenty of storage, stainless steel appliances, gas cooktop and stone counters. Wood floors, roller shades, large walk-in closet/storage and bathroom with rain shower and black slate floors/walls. Loft 495 is a funky boutique building boasting a huge rooftop patio (one floor up) that's fully decked out ! Amazing location within steps to Olympic Village skytrain and soon to be added Broadway line! One parking and storage! Extensive shopping at your doorstep and a short stroll to the seawall and stadiums! Quick possession possible!