

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	1972
Frontage (ft):		Bathrooms:	1	Age:	52
Lot Area:		Full Baths:	1	Zoning:	RM-5A
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,876.78
Rear Yard Exp:		Maint. Fee:	423.41	For Tax Year:	2023
View:	No			P.I.D.:	003-946-801

Style of Home:	Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Stucco	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:	Completely	Units in Dev:	75 - Total Units in Strata: 75
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Hot Water	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Fort Park Property Management - 604-477-7275
Complex / Subdiv:	Hempstead Manor
Services Connected:	Electricity,Storm Sewer,Water
Legal:	STRATA LOT 75 DISTRICT LOT 185 STRATA PLAN VR. 1408 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Bike Room,Elevator,In Suite Laundry,Shared Laundry,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener
Bylaw Restrict:	Pets Allowed,Rentals Allowed
Listing Broker(s):	Lighthouse Realty Ltd., Sutton Group-West Coast Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	3'9 x 7'9			
Main	Kitchen	13'5 x 9'3			
Main	Dining Room	8'6 x 5'0			
Main	Living Room	11'7 x 13'3			
Main	Primary Bedroom	10'4 x 13'6			
Main	Other	17'10 x 3'10			

Finished Floor (Main):	692 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):	692 sqft	Basement:	Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	692 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

PRIVATE TOP FLOOR SOUTH FACING UNIT! Bright open concept design, 9' ceilings, beautifully renovated to suit the most discerning tastes. Enjoy living & entertaining in this large 692 sq ft 1 bed and 1 bath unit. Stylish exposed fir wood beams, newly painted, hardwood floors, Quartz counters, S/S appls, IN SUITE LAUNDRY. Inc 1 parking spot and 1 storage locker. Located in the heart of the West End, walking distance to shopping, trendy restaurants, entertainment, English Bay, beaches, Stanley Park, and the Seawall for those nightly strolls. Enjoy a beverage on your large balcony overlooking mature trees and gardens in this great neighbourhood. The building upgrades include: NEW, doors and windows, balconies, secure FOB system, plumbing & heater boiler. Rentals, families & pets welcome! HURRY!