

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2016
Frontage (ft):		Bathrooms:	1	Age:	8
Lot Area:		Full Baths:	1	Zoning:	RM-5
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,867.00
Rear Yard Exp:		Maint. Fee:	296.20	For Tax Year:	2024
View:	No			P.I.D.:	029-865-565

Style of Home:	1 Storey,Corner Unit	Parking:	Total: 0
Construction:	Concrete,Frame - Wood	Covered Parking:	
Exterior:	Mixed,Wood	Parking Access:	
Foundation:		Parking:	None
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	- Total Units in Strata: 13
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Geothermal,Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Hardwood,Tile	Fixtures Rmvd:	

View:	No
Mgmt. Company:	Quay Pacific - 604-685-8830
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Water
Legal:	STRATA LOT 1, BLOCK 48, PLAN EPS2617, DISTRICT LOT 185, 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:	In Suite Laundry
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Amex Broadway West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4' x 3'			
Main	Living Room	11' x 13'			
Main	Kitchen	7' x 14'			
Main	Eating Area	6' x 5'			
Main	Primary Bedroom	20' x 9'			

Finished Floor (Main):	604 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):	604 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	604 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Amazing 604 SF, 1 bedroom / 1 bathroom, CORNER UNIT condo in the rarely available Nicola Mews. Located in the heart of the Westend this home features Geothermal Radiant Heat, an open kitchen, maximizing the floor space, with stainless steel Kitchen Aid appliances, gas stove, dishwasher, fridge and beautifully engineered hardwood floors. This cozy abode even has its own private entrance for extra convenience. Nicola Mews is one of the city's signature heritage conversions that oozes character and charm. Nestled on a quiet tree lined street and just minutes to English Bay, Stanley Park, the Seawall, Robson Street and the best of everything that Vancouver has to offer. Sorry, no parking or locker. Call now to schedule a viewing. Open House Sunday Oct 12. 12 - 1:30 pm.