

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2003
Frontage (ft):		Bathrooms:	2	Age:	21
Lot Area:		Full Baths:	1	Zoning:	MFD
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,387.24
Rear Yard Exp:		Maint. Fee:	1,180.70	For Tax Year:	2024
View:	Yes			P.I.D.:	025-755-226

Style of Home:	2 Storey,Corner Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Glass,Metal	Parking Access:	Lane
Foundation:		Parking:	Garage; Underground
Rain Screen:	Full	Locker:	Yes
Renovations:	Completely	Units in Dev:	248 - Total Units in Strata: 248
# of Fireplaces:	1 - Fuel: Other	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile	Fixtures Rmvd:	No

View:	Yes : Ocean & Mountains
Mgmt. Company:	Strata West - 604-904-9595
Complex / Subdiv:	Cascina
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 57, PLAN BCS535, DISTRICT LOT 185, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF THE PHBI, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Air Cond./Central,Exercise Centre,In Suite Laundry,Pool; Indoor,Recreation Center,Storage,Swirlpool/Hot Tub,Concierge
Site Influences:	Central Location,Lane Access,Marina Nearby,Shopping Nearby,Waterfront Property
Features:	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Fireplace Insert,Security System,Smoke Alarm,Sprinkler - Fire,Vaulted Ceiling
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	RE/MAX Masters Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	10'10 x 11'3	Above	Loft	9'1 x 9'11
Main	Family Room	9'4 x 10'4			
Main	Living Room	11'8 x 11'3			
Main	Kitchen	8'8 x 9'10			
Main	Foyer	4'7 x 4'10			
Main	Storage	9'5 x 6'5			
Above	Primary Bedroom	13'3 x 12'10			

Finished Floor (Main):	736 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	587 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,323 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,323 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Welcome to Cascina & your opportunity to live front row in Coal Harbour. Completely renovated 1323 sq ft on 2 levels. Main level has an open living/dining/kitchen area & double height corner windows with amazing water, marina, Stanley Park & North Shore mountain views. Enjoy a top end, all new kitchen incl. cabinets, counters, SS appliances, gas cooking & fireplace. Upstairs you will find an open loft/office space and master suite with a unique floor to ceiling window wall, walk through closets & lavish new ensuite. You can luxuriate in bed and enjoy the unmatched view. Just steps from seawall, Stanley Park & Robson shopping. A wonderful complex with concierge, pool, sauna/steam room, two libraries, gym, theatre & billiards room. 1 parking & 1 storage locker. Open House this Sat/Sun 2-4pm.