

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1979
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	1	<b>Age:</b>	45
<b>Lot Area:</b>	<b>Full Baths:</b>	1	<b>Zoning:</b>	RM-4
<b>Flood Plain:</b>	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,104.45
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	707.55	<b>For Tax Year:</b>	2024
<b>View:</b>			<b>P.I.D.:</b>	005-621-127

<b>Style of Home:</b>	1 Storey	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Stone	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	- Total Units in Strata: 12
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:** RLP WESTSIDE - 604-263-8800

**Complex / Subdiv:**

**Services Connected:** Electricity,Sanitary Sewer,Water

**Legal:** STRATA LOT 8, PLAN VAS647, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, UNDIV 669/7282 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS

**Amenities:** Shared Laundry

**Site Influences:** Central Location,Marina Nearby,Recreation Nearby,Shopping Nearby

**Features:** Dishwasher,Refrigerator,Stove

**Bylaw Restrict:** Pets Allowed w/Rest.,Rentals Allowed

**Listing Broker(s):** RE/MAX Westcoast

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'7 x 16'2			
Main	Primary Bedroom	9'2 x 12'1			
Main	Bedroom	8'1 x 9'10			
Main	Kitchen	10'4 x 7'6			
Main	Foyer	6'2 x 4'			

<b>Finished Floor (Main):</b>	669 sqft	<b># Of Rooms:</b>	5	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	669 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	669 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

Fully renovated and perfectly located in the most highly sought after area in Kitsilano. Recent upgrades include new flooring, bathroom, appliances, lighting, blinds and paint. 669 sf including 2 bedrooms, 1 bath, large living room and a 8'x10' balcony. 1 secured parking stall, 1 storage locker. Steps away from Kits Beach, Kits Pool and plenty of shopping and dining. This is a must see and won't last long. Photos coming Wednesday