

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	0	<b>Approx. Year Built:</b>	1996
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	1	<b>Age:</b>	28
<b>Lot Area:</b>	<b>Full Baths:</b>	1	<b>Zoning:</b>	DD CD
<b>Flood Plain:</b>	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,929.33
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	475.55	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes		<b>P.I.D.:</b>	023-461-977

<b>Style of Home:</b>	Loft/Warehouse Conv.,Upper Unit	<b>Parking:</b>	Total: 0 - Covered: 0
<b>Construction:</b>	Brick,Concrete,Frame - Wood	<b>Covered Parking:</b>	0
<b>Exterior:</b>	Brick,Glass	<b>Parking Access:</b>	Lane
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	50 - Total Units in Strata: 50
<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,Hot Water	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Rooftop Deck	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Hardwood,Tile	<b>Fixtures Rmvd:</b>	

<b>View:</b>	Yes : CITY VIEWS
<b>Mgmt. Company:</b>	First Service residential - 855-683-8900
<b>Complex / Subdiv:</b>	STUDIO 518
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 36, PLAN LMS2445, DISTRICT LOT 541, 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 1 OR V, AS APPROPRIATE
<b>Amenities:</b>	Elevator,In Suite Laundry
<b>Site Influences:</b>	Central Location,Lane Access,Marina Nearby,Paved Road,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Sprinkler - Fire
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	RE/MAX Select Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'5 x 18'2			
Main	Kitchen	10'3 x 7'6			
Main	Foyer	7'0 x 3'9			
Main	Flex Room	13'8 x 11'6			

<b>Finished Floor (Main):</b>	738 sqft	<b># Of Rooms:</b>	4	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	738 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	738 sqft	<b># Of Pets:</b>	Cats: Yes, Dogs: Yes			

Discover a rare piece of Vancouver's history in this beautifully restored 735sqft heritage loft perched on the 6th floor of a 1911 Beatty Street landmark. Converted in 1996 this open-concept loft exudes character and offers original sand-blasted brick walls, exposed wood beams & 10ft ceilings. Large east-facing windows provide bright views over a landscaped terrace creating perfect urban tranquility. The interior boasts s/s appliances, built-in Murphy bed, custom storage, and a reno'd bathroom with walk-in shower & brick feature wall. Common rooftop deck with BBQ & breathtaking views. Ideally located steps from Stadium Skytrain, downtown shopping, dining, & entertainment. Pets & rentals allowed. This loft is an ideal city home, investment property, or pied-à-terre. OPEN SAT NOV 16 1PM-3PM