

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2011
Frontage (ft):		Bathrooms:	1	Age:	14
Lot Area:		Full Baths:	1	Zoning:	C-2C1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,938.21
Rear Yard Exp:		Maint. Fee:	452.60	For Tax Year:	2024
View:	No			P.I.D.:	028-634-080

Style of Home:	Upper Unit	Parking:	Total: 0 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Brick,Other	Parking Access:	Rear
Foundation:		Parking:	Open
Rain Screen:	Full	Locker:	No
Renovations:		Units in Dev:	30 - Total Units in Strata: 30
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	None	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	ASSOCIA BC - 604-714-1536
Complex / Subdiv:	COMMERCIAL DRIVE
Services Connected:	Community,Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 12, PLAN BCS4163, DISTRICT LOT 264A, 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 1 OR V, AS APPROPRIATE
Amenities:	Bike Room,Elevator,In Suite Laundry,Storage
Site Influences:	Central Location,Lane Access,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed
Listing Broker(s):	Saba Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'9 x 7'9			
Main	Dining Room	11'8 x 6'7			
Main	Living Room	11'8 x 11'6			
Main	Primary Bedroom	12'6 x 9'8			
Main	Solarium	10'5 x 5'8			
Main	Storage	5'10 x 4'			

Finished Floor (Main):	750 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsm):	0 sqft	Crawl/Bsm Height:				
Finished Floor (Total):	750 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	750 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

The Fusion quality built boutique building (only 30 units) nestled in one of Vancouver's best neighborhoods of COMMERCIAL DRIVE. This spacious sundrenched with morning sunshine one-bedroom condo home showcases 750 sq.ft. of living space, with beautiful dark wood floors, an open living room & dining room floor plan, stylish gourmet kitchen with stainless steel appliances and granite counter tops. Master bedroom is very spacious with a luxurious 3 piece ensuite complete with Kohler fixtures and marble countertops. This home has in-suite laundry with a large storage room. FANTASTIC location just a few to blocks to John Hendry Park, Trout Lake Community Centre, Skytrain stations, Buses and minutes to downtown & Commercial Drive's famous Cafés, Shops and Restaurants, Don't miss this one!!