

R2205072

Apartment/Condo

Board: V

Legal:

Presented by:

Liana Yap PREC*

Sutton Grp-West Coast (Brdwy) Phone: 604-729-2126 www.lianashowcase.com <u>liana@lianashowcase.com</u>



708 33 W PENDER STREET

Vancouver West Downtown VW

\$599,900 (LP) 000

Residential Attached

V6B 0E5 Frontage (feet): Original Price: \$599,900 Meas. Type: Feet Frontage (metres): Approx. Year Built: 2009 Depth / Size (ft.): Bedrooms: Lot Area (sq.ft.): 0.00 CD-1 Bathrooms: Zoning: Flood Plain: \$1,190.57 Full Baths: Gross Taxes: Council Apprv?: No Half Baths: For Tax Year: 2017 South Exposure: Tax Inc. Utilities?: No Maint. Fee: If new, GST/HST inc?: P.I.D.: 027-873-013 Mgmt. Co's Name: Tour: Virtual Tour URL Mgmt. Co's Phone:

Yes: CITY, MTNS, HERITAGE GASTOWN View:

Complex / Subdiv: 33 WEST

Services Connected: Community, Electricity, Natural Gas, Water

Style of Home: Loft/Warehouse Conv., Upper Unit Total Parking: 1 Covered Parking: 1 Parking Access: Lane Parking: Garage; Underground Construction: Concrete Brick, Concrete, Glass Exterior: Locker: N Dist. to School Bus: 1/2 BLK Foundation: Concrete Perimeter Reno. Year: Dist. to Public Transit: 1/2 BLK R.I. Plumbing: Total Units in Strata: 64 Rain Screen: Units in Development: 64 Renovations R.I. Fireplaces: 0 Title to Land: Freehold Strata Water Supply: City/Municipal # of Fireplaces: 0 Fireplace Fuel: Property Disc.: Yes Fuel/Heating: **Electric** Fixtures Leased: No: Fixtures Rmvd: No: Outdoor Area: Balcony(s) Type of Roof: Other Floor Finish: **Tile**

Maint Fee Inc: Garbage Pickup, Gas, Hot Water, Management, Snow removal, Water PL BCS3386 LT 54 DL 541 LD 36 THE STRATA LOT AS

Bike Room, Elevator, In Suite Laundry, Wheelchair Access Amenities:

Site Influences: Central Location, Lane Access, Recreation Nearby, Shopping Nearby

ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Smoke Alarm, Sprinkler - Fire, Windows -

	1110-111111							
Floor	<u>Type</u>	<u>Dimensions</u>	Floor	<u>Type</u>	Dimensions	Floor	<u>Type</u>	<u>Dimensions</u>
Main	Foyer	6' x 5'			x			X
Main	Master Bedroom	10' x 8'8			x			x
Main	Kitchen	12'6 x 7'			x			x
Main	Living Room	13'8 x 9'6			x			x
Main	Dining Room	12'6 x 6'6			x			x
Main	Den	10'0 x 7'0			x			x
		X			x			x
		X			x			x
		X			x			
		x			X			

	к		x								
E: :	X					Roth	Floor	# of Pieces	Enquito?	Outbuildings	
Finished Floor (Main):	671	# of Roon	15: 6	# of Kitchens	: 1	# of Levels: 1	<u>Bath</u>	Floor	# Of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsn	Crawl/Bsmt. Height:					Main	4	No	Barn:
Finished Floor (Below):	0	Restricted	Age:				2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	2	Cats: Y	Do	gs: Y	3				Pool:
Finished Floor (Total):	671 sq. ft.	# or % of	Rental	s Allowed 100%	6		4				Garage Sz:
, ,	•	Bylaw Res	tric: Pe	ts Allowed w	Rest	., Rentals	5				Door Height:
Unfinished Floor:	0	'	All	lowed			6				
Grand Total:	671 sq. ft.	Basement	None				7				
	•						8				

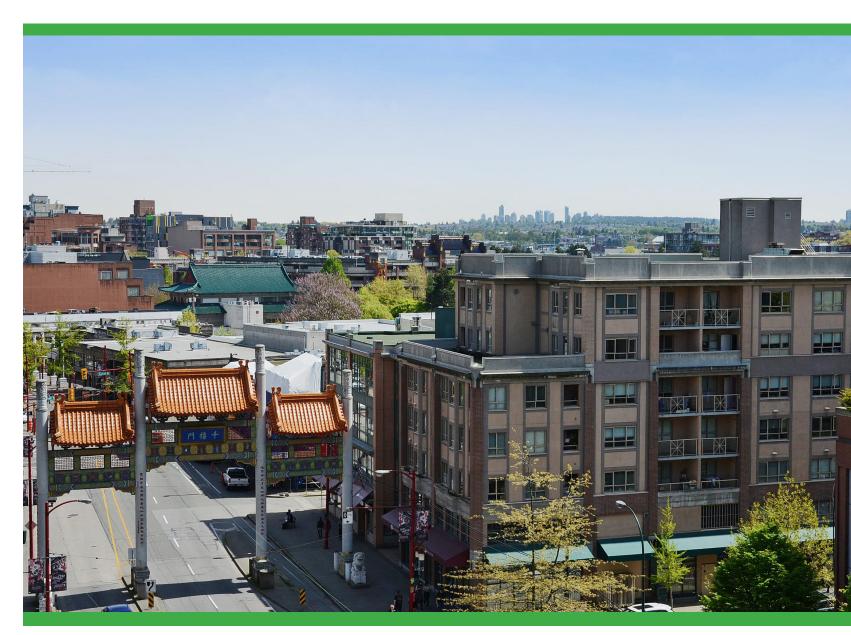
Listing Broker(s): Sutton Grp-West Coast (Brdwy)

Ultra modern 1 Bedroom + 1 Flex Room/Den + Juliet balcony + 1 Parking @ 33 West Lofts with Great Heritage Crosstown City and Mountain Views! Extra large Suite in Superb Central City Location. Steps from Seawall, Shopping, Reataurents, Cafes, Groceries, Cinemas, Skytrain, Parks etc. TRUE LOFT AMBIENCE with Modern Quality Finishings: High 10 Foot Ceilings, Spa-Bath, Slate tiling throughout, Beautiful Walnut Millwork+ Built-in Storage, Floor to Ceiling Sliding Doors to Juliet Balcony, Stainless Steel Appliances, Designer lighting, Granite Counters etc. Truly a UNIQUE and Stunning Loft-Styled City home! OPEN HOUSE: Sept 14th, Thurday, 5-6:30pm + Sept 16/17th: 1:30-3pm:)

This communication is not intended to cause or induce breach of an existing agency agreement.



Welcome To Welcome #708 33 West Pender Street, Vancouver







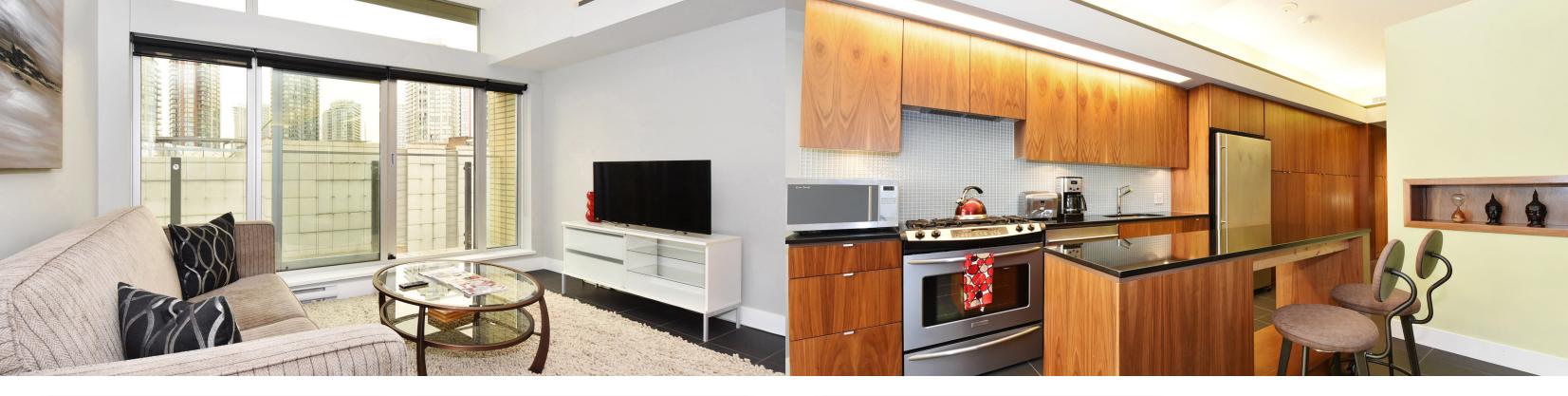
























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\$599,900

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\$360.12 Strata Fees XX Parking Attached Type Year Built 2009 Style Loft/Warehouse Conv., Upper Unit Bedrooms Bathrooms

For more photos and a virtual tour, please visit: www.therealsolutionsgroup.ca

Sutton Group Westcoast Realty #301 1508 W Broadway Vancouver BC V6J 1W8