



Presented by:
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Sutton Grp-West Coast (Brdwy)
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Active
R2205072
Board: V
Apartment/Condo

708 33 W PENDER STREET
Vancouver West
Downtown VW
V6B 0E5

Residential Attached
\$599,900 (LP)
(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain: **No**
Council Apprv?: **No**
Exposure: **South**
If new, GST/HST inc?:
Mgmt. Co's Name:
Mgmt. Co's Phone:
View:
Complex / Subdiv: **33 WEST**
Services Connected: **Community, Electricity, Natural Gas, Water**

Frontage (feet):
Frontage (metres):
Bedrooms: **1**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **\$360.12**

Original Price: **\$599,900**
Approx. Year Built: **2009**
Age: **8**
Zoning: **CD-1**
Gross Taxes: **\$1,190.57**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **027-873-013**
Tour: [Virtual Tour URL](#)

Style of Home: **Loft/Warehouse Conv., Upper Unit**
Construction: **Concrete**
Exterior: **Brick, Concrete, Glass**
Foundation: **Concrete Perimeter**
Rain Screen: **Full**
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces: **0**
of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1**
Parking: **Garage; Underground**
Locker: **N**
Dist. to Public Transit: **1/2 BLK**
Units in Development: **64**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Tile**

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

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

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Smoke Alarm, Sprinkler - Fire, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
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			x			x

Finished Floor (Main):	671	# of Rooms:6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	671 sq. ft.	# or % of Rentals Allowed100%			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Grand Total:	671 sq. ft.	Allowed			6				
		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, Thursday, 5-6:30pm + Sept 16/17th: 1:30-3pm :)

Welcome To

#708 33 West Pender Street, Vancouver



Liana C. Yap | LIANA'S
SHOWCASE
PERSONAL REAL ESTATE CORPORATION

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





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\$599,900

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Strata Fees	\$360.12
Parking	XX
Type	Attached
Year Built	2009
Style	Loft/Warehouse Conv.,Upper Unit
Bedrooms	1
Bathrooms	1

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



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