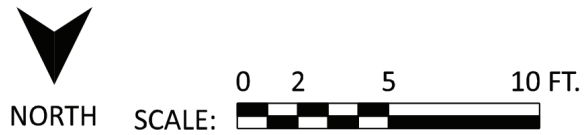
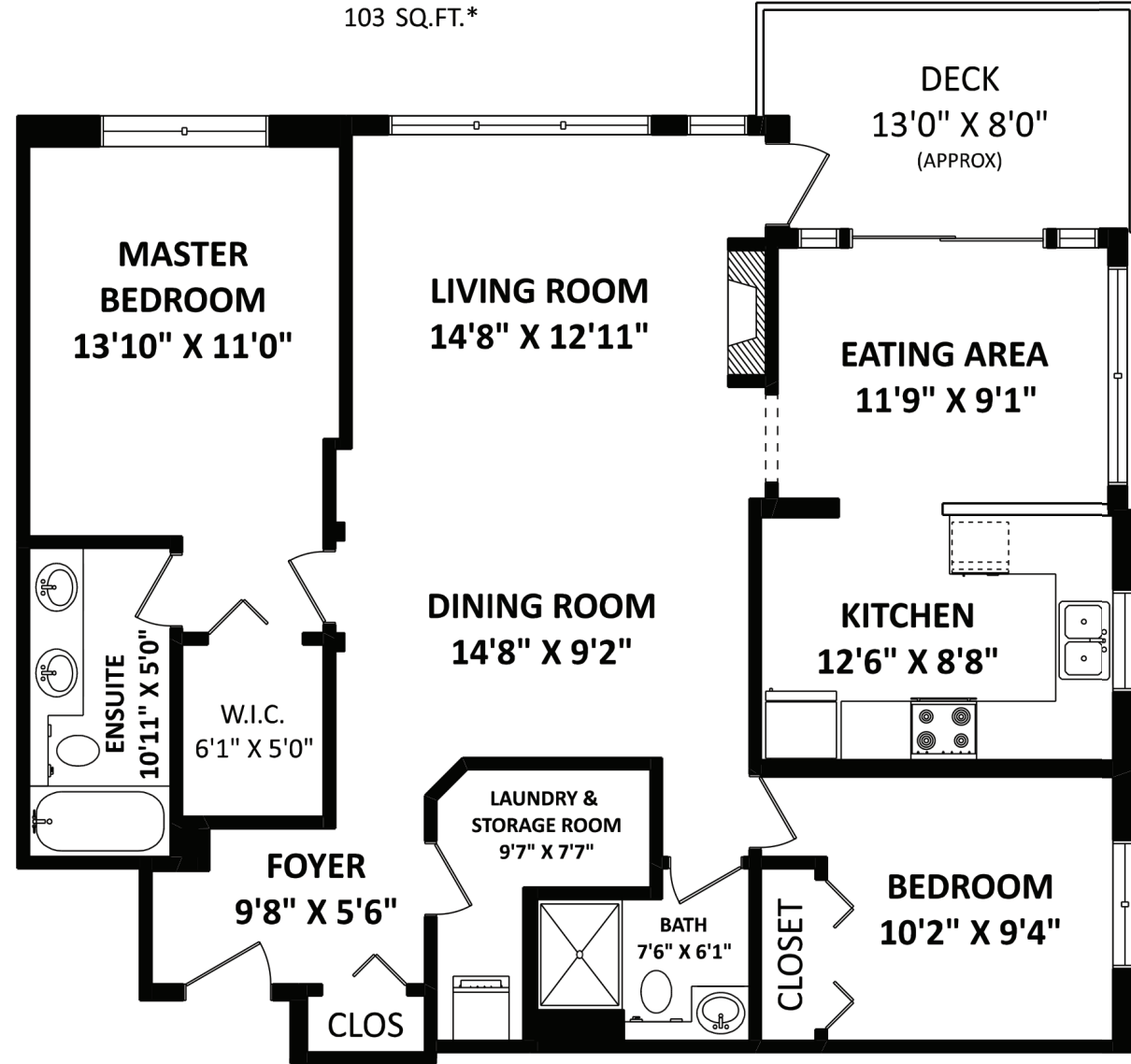


**TOTAL FINISHED AREA: 1199 SQ.FT.**

OTHER AREA(S)

DECK: 103 SQ.FT.\*



**Timothy Turner, B.Comm, LLB**  
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**Sutton WestCoast Realty**  
200-5511 West Boulevard,  
Vancouver, BC V6M 3W6  
604-267-3800

# The Hemingway



*#403 - 588 West 45<sup>th</sup>  
Vancouver - B.C.*

Presented by

*Timothy Turner* B.Comm, LLB

Sutton Westcoast Realty

This version of the floor plan is for marketing purposes only.

Please contact Timothy Turner, 604-561-9515, for specifications.

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





*Enjoy this Elegant Hideaway!*

Experience a light filled, spacious 2 bedroom condo in The Hemingway! Enjoy the huge living and dining room space, perfect for entertaining. The large kitchen has a full sized eating area adjacent to a beautiful south facing deck with unobstructed views of the neighbouring trees. The entry foyer welcomes you upon arrival and is adjacent to a coat closet and



massive storage area with built in washer and dryer. Large master bedroom enjoys an ensuite bathroom and a second bedroom provides a perfect guest room or study. Expansive windows throughout invites the sunlight and creates a bright, delightful ambiance. In addition to the beautiful gas fireplace, your condo enjoys 2 parking spots close to the elevator and a separate locker. It's your dream home!



*Your Magical Oasis awaits you!*



*List Price*  
\$ 1,125,000

Bedrooms: 2  
Bathrooms: 2  
Living Area: 1,199 sq. ft.



Property Type: Freehold Strata  
Type of Dwelling: Condominium  
Year Built: 2000