



Presented by:
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Vancouver West, Mount Pleasant VW Residential Attached
318 428 W 8TH AV, V5Y 1N9 MLS# V947573 Active



List Price:	\$649,000	Previous Price:	
		Original Price:	\$649,000
Subdiv/Complex: XL LOFTS			
Frontage:		Approx Yr Blt:	1999
Depth/Size:		PID:	024-518-638
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	C-3A
Stories in Bldg:		Taxes:	\$2,270 (2011)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:	Feet	Tax Incl Utils:	No
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:	Y - MOOOI RANDOM		
View:	Y - CITY HALL TO NORTH SHORE		

Style of Home:	Live/Work Studio, Corner Unit	Total Parking:	2	Covered Parking:	2
Construction:	Concrete, Concrete Frame, Frame - Metal	Parking Access:	Side		
Foundation:	Concrete Slab	Parking Facilities:	Garage; Underground, Visitor Parking		
Exterior:	Concrete, Glass, Metal				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	.5 BLOCK	Dist to School/Bus:	.5 BLOCK
Renovations:	Partly	Units in Development:	89	Total Units in Strata:	89
Flooring:	Hardwood	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s); Patio(s) or Deck(s), Rooftop Deck, Sundeck(s)	Property Disclosure:	Y		
Mngmt Co:	CROSBY	Bylaw Restrictions:	Pets Allowed, Rentals Allowed		
Mngmt Ph:		Maint Fee:	\$433.15		

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Gas, Hot Water, Management

Legal: PL LMS3900 LT 53 DL 302 LD 36 IN PROPORTION TO THE UNIT ENTITLEMENT OF THE
 Amenities: Elevator, In Suite Laundry
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Vaulted Ceiling
 Site Influences: Central Location, Private Setting, Shopping Nearby, Ski Hill Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'4 X 15'3						
Main F.	Kitchen	9'3 X 8'9						
Main F.	Dining	12' X 8'4						
Main F.	Entrance Hall	15'4 X 3'10						
Main F.	Patio	14'4 X 4'11						
Main F.	Patio	32' X 24'5						
Above	Master Bedroom	11'4 X 10'1						
Above	Bedroom	10'8 X 8'						

Floor Area (SqFt):		Total # Rooms:	8	Bathrooms	
Finished Floor Area Main:	650	Finished Levels:	2	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	423	Basement Area:	None	2	4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:	0			3	; Ensuite: N
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,073	Restricted Age:		5	
		# Pets / Cats; Dogs:	2 / Cats: Yes; Dogs: Yes	6	
Unfinished Floor Area:	0	# or % Rentals:	SE	7	
Grand Total Floor Area:	1,073			8	

Listing Broker(s): (1) RE/MAX Crest Westside (VanW7)

XL LOFTS. With 1,852 SqFt of overall living space, 16' floor to ceiling windows, breathtaking 180 degree views and 2 secure underground parking spaces - This IS the premiere unit at XL Lofts. Perfectly situated in the Crossroads corridor where everything is at your fingertips- from restaurants, retail shops, cafes & groceries- to the Canada Line (3 minutes to downtown and 20 minutes to YVR). A truly unique home in one of the most sought after loft buildings in the city. This is Vancouver living at it's finest. Visit realtor's website for more photos, floorplans & info, then call to book your private viewing.