


Presented by:
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Vancouver West, Downtown VW # 2902 688 ABBOTT ST, V6B 0B9	MLS# V893068	Residential Attached Active
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	List Price: \$545,000 Previous Price: \$565,000		
	Subdiv/Complex: THE FIRENZE		
	Frontage:	Approx Yr Blt: 2007	PID: 027-049-949
	Depth/Size:		Type: Apartment/Condo
	Lot SqFt: 0	Age at List Date: 4	Zoning: ST APT
Exposure:	Bedrooms: 2	Taxes: \$1,984 (2010)	
Stories in Bldg:	Bathrooms: 2	If New GST/HST Incl:	
Flood Plain:	Full Baths: 2	Tax Incl Utilities: No	
Meas. Type:	Half Baths: 0	Apprvl Reqd:	
Fixtures Lsd:			
Fixt Removed: N			
View: Y - WATER & CITY VIEW			

Style of Home: Corner Unit Construction: Concrete Foundation: Concrete Perimeter Exterior: Mixed Rain Screen: Type of Roof: Tar & Gravel Renovations: Flooring: Mixed Water Supply: City/Municipal Heat/Fuel: Baseboard, Natural Gas No. of Fireplaces: 0 Fireplace Fuel: Outdoor Area: None Mngmt Co: COLYVAN PACIFIC Mngmt Ph: 604-683-8399	R/I Plumbing: Reno Year: R/I Fireplaces:	Total Parking: 1 Covered Parking: 1 Parking Access: Front Parking Facilities: Garage; Underground Dist to Public Trans: Units in Development: Locker: No Possession: Title to Land: Freehold Strata Seller's Interest: Registered Owner Mortgage Info: \$0 Property Disclosure: Y - UPON ACCEPTED OFFER Bylaw Restrictions: No Restrictions Maint Fee: \$402.21
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Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Management

Legal: PL BCS2313 LT 417 LD 36 THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON

Amenities: Garden

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences:

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
Main F.	Living Room	19' X 11'						
Main F.	Kitchen	9' X 6'						
Main F.	Master Bedroom	11'5 X 10'5						
Main F.	Bedroom	12' X 9'						
Main F.	Office	11' X 5'						
Main F.	Steam Room	9' X 4'						

Floor Area (SqFt): Finished Floor Area Main: 896 Finished Floor Area Up: 0 Finished Floor Area Down: 0 Finished Floor Area Bsmt: 0 Total Finished Floor Area: 896 Unfinished Floor Area: 0 Grand Total Floor Area: 896	Total # Rooms: 6 Finished Levels: 1 Basement Area: None Bsmt Height: Restricted Age: # Pets / Cats; Dogs: # or % Rentals:	Bathrooms 1 4 Piece; Ensuite: Y; Level: Main F. 2 4 Piece; Ensuite: N; Level: Main F. 3 4 5 6 7 8
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Listing Broker(s): (1) Sutton Grp-West Coast Realty

Stunning city & water views from this amazingly clean & bright 2 bedroom, 2 bathroom with home office at the Firenze. This spacious corner unit features separated bedrooms (perfect for shared accommodation & rentals), master bedroom upgraded window sound proofing, laminate flooring, S/S appliances & granite countertops throughout. Great amenities include an indoor 80' lap pool, fully equipped gym, sauna, hot tub & media room. Steps away from skytrain, shopping, restaurants, Yaletown, Chinatown & Costco. Pets & rentals welcome.