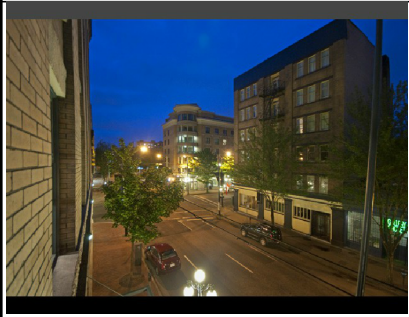


Presented by:
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 Sutton West Coast
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Vancouver East, Downtown VE Residential Attached
213 55 E CORDOVA ST, V6A 0A5 **MLS# V1051419** **Active**



List Price: \$568,000	Previous Price:	
Subdiv/Complex: KORET LOFTS		
Frontage:	Approx Yr Bld: 2006	PID: 026-805-553
Depth/Size:		Type: Apartment/Condo
Lot SqFt: 0	Age at List Date: 8	Zoning: STRATA
Exposure:	Bedrooms: 0	Taxes: \$1,995 (2013)
Stories in Bldg:	Bathrooms: 1	If New GST/HST Incl:
Flood Plain:	Full Baths: 1	Tax Incl Utilities: No
Meas. Type:	Half Baths: 0	Apprvl Req'd: No
Fixtures Lsd: N		
Fixt Removed: N		
View: N		

Style of Home: Inside Unit	Total Parking: 1	Covered Parking: 1
Construction: Concrete	Parking Access: Side	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground	
Exterior: Mixed		
Rain Screen:	R/I Plumbing:	
Type of Roof: Metal, Torch-On		
Renovations:	Reno Year:	Dist to Public Trans:
Flooring: Mixed		Dist to School/Bus:
Water Supply: City/Municipal	Units in Development:	Total Units in Strata: 118
Heat/Fuel: Baseboard	Locker:	
No. of Fireplaces: 0	Possession:	
Fireplace Fuel:	Title to Land: Freehold Strata	
Outdoor Area: None	Seller's Interest: Registered Owner	
	Mortgage Info: \$0	
Mngmt Co:	Property Disclosure: Y - UPON ACCEPTED OFFER	
Mngmt Ph:	Bylaw Restrictions: Rentals Allowed	
	Maint Fee: \$275.00	

Maint Charge Incl: **Other**

Legal: **PL BCS2025 LT 27 DL 196 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**

Amenities: **None**

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

Site Influences: **Recreation Nearby, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	5'2 X 19'5						

Floor Area (SqFt):	Total # Rooms: 1	Bathrooms:
Finished Floor Area Main: 1,010	Finished Levels: 1	1 4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Up: 0	Basement Area: None	2
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 1,010	Restricted Age:	5
Unfinished Floor Area: 0	# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes	6
Grand Total Floor Area: 1,010	# or % Rentals:	7
		8

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

Loft with Wow-1010 SF of Upscale, New York Style, live/work loft offering a blank canvass of open space living-urban heritage meets modern living sandblasted wooden posts & beams, exposed brick & concrete walls. This loft is very quiet witha concrete wall on side & no neighbours on the other, 10'5 ceilings, modular European stainless steel kitchen incl LG fridge, Bosch DW, AEG wall oven & cooktop, other feats incl: restored heritage windows, mosaic tile walls, translucent bathtub, walk thru shower, Marck Newson sink, designer lighting, rich dark Brazilian maple flrs, secure PARKING in the bldg, (valued at \$35000 in Gastown), custom maple murphy bed unit with cabinets for extra storage. Pets & rentals welcome.