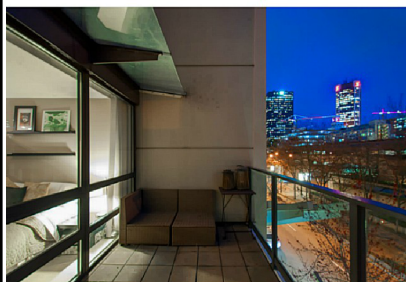


Presented by:
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 Sutton West Coast
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Vancouver West, Downtown VW
201 933 HORNBY ST, V6Z 3G4

MLS# V1052204

Residential Attached
Active



List Price:	<u>\$324,999</u>	Previous Price:	
Subdiv/Complex: ELECTRIC AVENUE			
Frontage:	Approx Yr Blt:	2005	PID: <u>026-364-069</u>
Depth/Size:			Type: Apartment/Condo
Lot SqFt: 0	Age at List Date:	9	Zoning: APT
Exposure:	Bedrooms:	0	Taxes: \$1,072 (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: No
Fixtures Lsd: N			
Fixt Removed: N			
View: N			

Style of Home:	Corner Unit	Total Parking:	0	Covered Parking:	0
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			Units in Development:	
Water Supply:	City/Municipal			Locker:	Yes
Heat/Fuel:	Baseboard			Possession:	
No. of Fireplaces:	0	R/I Fireplaces:		Title to Land:	Freehold Strata
Fireplace Fuel:				Seller's Interest:	Registered Owner
Outdoor Area:	Balcony(s)			Mortgage Info:	\$0
Mngmt Co:	FIRST	Property Disclosure:	Y - UPON ACCEPTED OFFER		
Mngmt Ph:	604-683-8900	Bylaw Restrictions:	Rentals Allowed		
		Maint Fee:	\$179.00		

Maint Charge Incl:	Other
Legal:	PL BCS1433 LT 1 DL 541 LD 36 THE STRATA LOT AS SHOWN ON FORM V.
Amenities:	None
Features Incl:	Clothes Washer/Dryer/Fridge/Stove/DW
Site Influences:	Shopping Nearby, Recreation Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 13'						
Main F.	Kitchen	8' X 6'						

Floor Area (SqFt):		Total # Rooms:	2	Bathrooms:	
Finished Floor Area Main:	468	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
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:	468	Restricted Age:		5	
Unfinished Floor Area:	0	# Pets / Cats; Dogs:	/ Cats: Yes; Dogs: Yes	6	
Grand Total Floor Area:	468	# or % Rentals:		7	
				8	

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

Welcome to Electric Avenue. Perfect opportunity for a first time homebuyer or investor. Enjoy summers on your LARGE 110 SF private patio. This studio boasts a super functional floor plan, stainless steel appliances, granite counters,insuite laundry. Electric Avenue is a quality building built by Bosa in the heart of Downtown with the Scotiabank Theatre, restaurants & cafes in the same building; IGA grocery store & YMCA across the street; additional shopping, restaurants & cafes. Incredible building amenities include an 18 seat theatre, fitness centre, lounge & gardens. Currently tenanted until May 1, 2011. Rentals allowed & pets welcome. Locker but No Parking. Assessed at \$319,000.