

Active
R2073886
 Board: V, Attached
 Apartment/Condo

401 33 W PENDER STREET

Vancouver West
 Downtown VW
 V6B 0E5

\$399,900 (LP)

(SP)



DOM: **5** List Date: **5/27/2016** Expiry Date: **8/31/2016**
 Prev. Price: **\$0** Original Price: **\$399,900** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **0.00** Approx. Year Built: **2009**
 Depth/Size: Frontage (metres): Age: **7**
 Sq. Footage: **0.00** Bedrooms: **0** Zoning: **STRATA**
 Flood Plain: Bathrooms: **1** Gross Taxes: **\$1,064.13**
 Exposure: Full Baths: **1** For Tax Year: **2015**
 If new, GST/HST inc?: Half Baths: **0** Tax Inc. Utilities?: **No**
 P.I.D.: **027-872-670** Approval Req.?: Maint. Fee: **\$288.47**
 View: **No** Tour: Mgmt. Co #: **604-521-0876**
 Mgmt. Co's Name: **Quay Pacific**
 Complex / Subdiv: **33 LIVING**
 Services Connctd: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**

Style of Home: **End Unit**
 Construction: **Concrete**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Baseboard**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Other, Tar & Gravel, Torch-On**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage; Underground** Locker: **Y**
 Dist. to Public Transit: Dist. to School Bus:
 Units in Development: Total Units in Strata: **67**
 Title to Land: **Freehold Strata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes: Upon Accepted Offer**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed**

Maint Fee Inc: **Gas, Hot Water, Management**
 Legal: **PL BCS3386 LT 20 DL 541 LD 36 GR 1 W/INT IN COMMON PPTY IN PROPORTION TO UNIT ENTITLEMENT OF T.**

Municipal Charges

Amenities: **Guest Suite**

Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Site Influences: **Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 14'			x			x
Main	Kitchen	12' x 6'			x			x
Main	Dining Room	7' x 7'			x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 525	# of Rooms: 3	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 525 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: 0	Bylaw Restrict: Pets Allowed, Rentals Allowed			5				Door Height:
Grand Total: 525 sq. ft.	Basement: None			6				
				7				
				8				

List Broker 1: **Sotheby's Int'l Realty Canada - Office: 604-632-3300** List Broker 2:
 List Sales Rep 1: **Ian Watt PREC* - Phone: 604-999-9426** **ianwatt@ianwatt.ca**
 List Sales Rep 2: 3: **Phone L.R. First**
 Sell Broker 1: 3: **Call: TEXT/EMAIL - DON'T CALL**
 Sell Sales Rep 1: 2: 3: **Phone: 604-999-9426**
 Owner: **I. WATT**
 Commission: **3.125% ON 1ST 100K AND 1.1625% ON THE REMAINDER**
 Occupancy: **Tenant**

Realtor **NO TOUCHBASE NO PARAGON MESSAGING. TEXT 604-999-9426. BUYER TO VERIFY SIZE, AGE, CONDITION, AND ZONING. SELLER IS A**
 Remarks: **LICENSED REALTOR.**

Welcome to "33 Living," a boutique loft inspired concrete building located between Gastown, Chinatown and Crosstown. This fabulous open concept home designed by award winning architects has a spacious layout with 10 ft ceilings, quality cabinetry, high end stainless steel appliances, gas cooking, designer lighting, slate tiling, stone counters and built in storage. Space allotted for bdrm is 9' x 9'. Bonus 100 SF Patio ! Well run building with a guest suite! Great investment property, currently rented for \$1690 on a fixed term until April 30th 2017. 2 pets and rentals not restricted. Comes with 1 parking and 1 locker. Open Saturday June 4 1:30 to 2:30.