

208 - 445 West 2nd Avenue, Vancouver

\$719,900



MAYNARD'S BLOCK - SPACIOUS 1 BEDROOM HOME!!!

Welcome to Maynard's Block located in the vibrant False Creek neighbourhood! Well maintained SPACIOUS 750 square foot 1 Bedroom + LARGE Den (Possible 2nd bdrm), Solarium & a Flex space. Gourmet chef's kitchen with stainless steel appliances, granite counters, European inspired cabinets with soft close drawers. Your home offers a perfect floorplan with no wasted space, oversized windows allowing plenty of light, custom built in cabinetry in flex space, beautiful laminate floors & meticulously selected materials throughout. Fantastic amenities include: gym, party lounge & concierge. Unbeatable location! Steps to Olympic Village, Cambie Corridor, False Creek Community Centre, Seawall, Charleson & Hinge Parks, Downtown and Canada Line across the street. 1 parking and storage locker included.

KEY INFORMATION

ADDRESS: 208 - 445 West 2nd Avenue, Vancouver

PRICE: \$719,900

AREA: False Creek - Olympic Village

TYPE: 1 Bdrm + 1 Bath + Den + Solarium + Flex

SQ FT: 750 SF

YEAR BUILT: 2012

TAX: \$1,919.24 (2019)

STRATA FEES: \$388.82

FEATURES

VIEWS: South Facing

PARKING: 1 (P4-294)

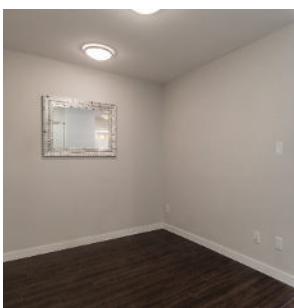
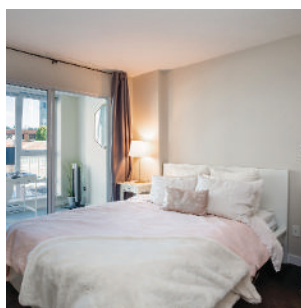
STORAGE: 1 (B-RM14-3)

PETS: Two Dog or Two Cats or One of Each

RENTAL: Minimum 3 Months

ELEMENTARY: Simon Fraser Elementary

HIGHSCHOOL: Eric Hamber Secondary



Derek Kai PERSONAL REAL ESTATE CORPORATION
604.868.1666
dkai@rennie.com
expertliving.ca

rennie

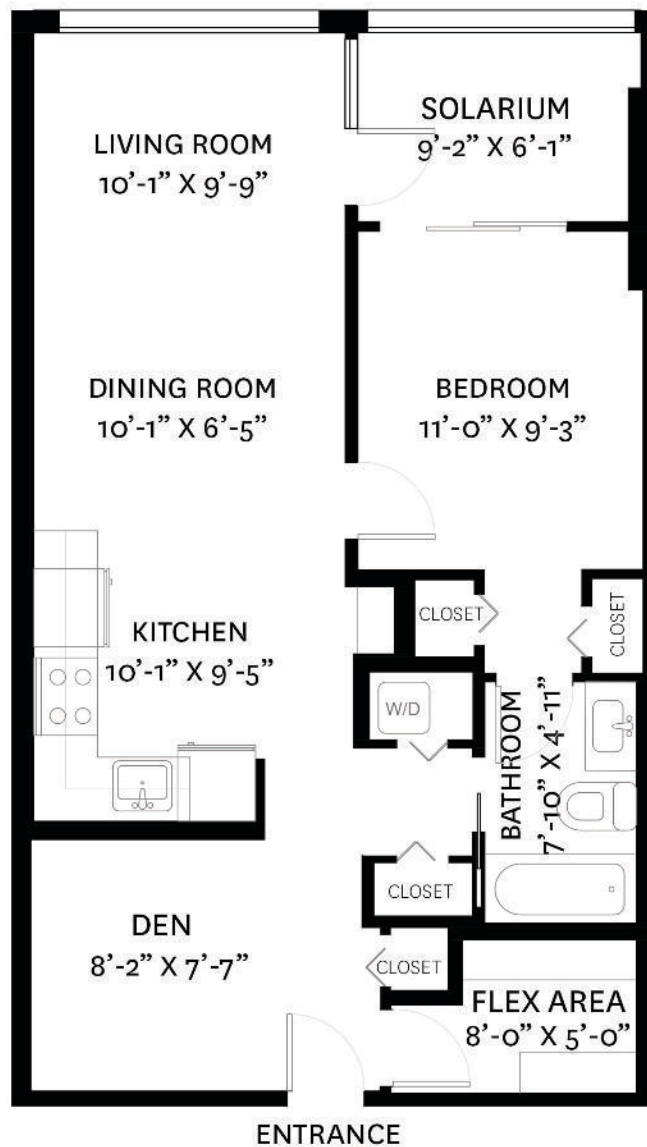


Derek Kai Personal Real Estate Corporation
 604.868.1666
 dkai@rennie.com
 expertliving.ca

rennie

208 - 445 W 2ND AVENUE, VANCOUVER, BC

MAIN FLOOR TOTAL: 750 SQ. FT.



MAIN FLOOR PLAN
Ceiling Height: 7'-11"



Derek Kai Personal Real Estate Corporation
604.868.1666
dkai@rennie.com
expertliving.ca

rennie

Presented by:
Derek Kai PREC*
 Rennie & Associates Realty Ltd.
 Phone: 604-868-1666
 dkai@rennie.com

rennie

Active
R2472115

Board: V
 Apartment/Condo

208 445 W 2ND AVENUE

Vancouver West
 False Creek
 V5Y 0E8

Residential Attached

\$719,900 (LP)
 (SP) **M**



Sold Date:
 Meas. Type:
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain:
 Council Apprv?:
 Exposure: **South**
 If new, GST/HST inc?:
 Mgmt. Co's Name: **RANCHO**
 Mgmt. Co's Phone: **604-684-4508**
 View:
 Complex / Subdiv: **MAYNARDS BLOCK**
 Services Connected: **Electricity, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Frontage (feet):
 Frontage (metres):
 Bedrooms: **1**
 Bathrooms: **1**
 Full Baths: **1**
 Half Baths: **0**
 Maint. Fee: **\$388.82**

Original Price: **\$719,900**
 Approx. Year Built: **2012**
 Age: **8**
 Zoning: **C-3A**
 Gross Taxes: **\$1,919.24**
 For Tax Year: **2019**
 Tax Inc. Utilities?: **No**
 P.I.D.: **028-919-670**
 Tour: **Virtual Tour URL**

Style of Home: **Inside Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **None**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **None**
 Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Parking: **Garage Underbuilding**
 Locker: **Y**
 Dist. to Public Transit: **NEAR**
 Units in Development:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **:**
 Fixtures Rmvd: **No :**
 Floor Finish: **Laminate, Mixed**

Maint Fee Inc: **Caretaker, Gardening, Hot Water, Management, Recreation Facility**
 Legal: **STRATA LOT 14, PLAN EPS984, DISTRICT LOT 302, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
 Amenities: **Club House, Exercise Centre, Garden, In Suite Laundry, Storage**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'5 x 10'1			x			x
Main	Living Room	10'1 x 9'9			x			x
Main	Dining Room	10'1 x 6'5			x			x
Main	Master Bedroom	11' x 9'3			x			x
Main	Den	8'2 x 7'7			x			x
Main	Solarium	9'2 x 6'1			x			x
Main	Flex Room	8'0 x 5'0			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	750	# of Rooms: 7	# 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: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total):	750 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed, Rentals Allowed			5				Grg Dr Ht:
Grand Total:	750 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Rennie & Associates Realty Ltd.**

Welcome to Maynard's Block located in the vibrant False Creek neighbourhood! Well maintained SPACIOUS 750 SF One Bedroom+ LARGE Den (Possible 2nd bedroom), Solarium & a Flex space. Gourmet Chef's kitchen with stainless steel appliances, granite counters, European inspired cabinets with soft close drawers. Your home offers a perfect floorplan with no wasted space, oversized windows allowing plenty of light, custom built in cabinetry in flex space, beautiful laminate floors & meticulously selected materials throughout. Fantastic amenities include: gym, party lounge & concierge. Unbeatable location! Steps to Olympic Village, Cambie Corridor, False Creek Community Centre, Seawall, Charleson & Hinge Parks, Downtown & Canada Line across the street. 1 parking/1 storage included.

REA Full Public

The enclosed information, while deemed to be correct, is not guaranteed.
 PREC* indicates 'Personal Real Estate Corporation'.

07/04/2020 03:58 PM



Derek Kai Personal Real Estate Corporation
 604.868.1666
 dkai@rennie.com
 expertliving.ca

rennie