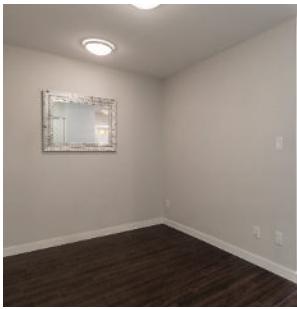
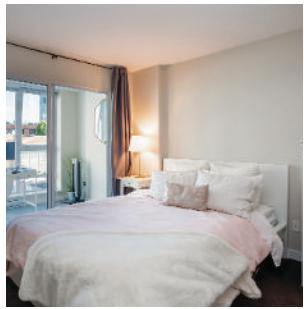


208 - 445 West 2nd Avenue, Vancouver

\$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

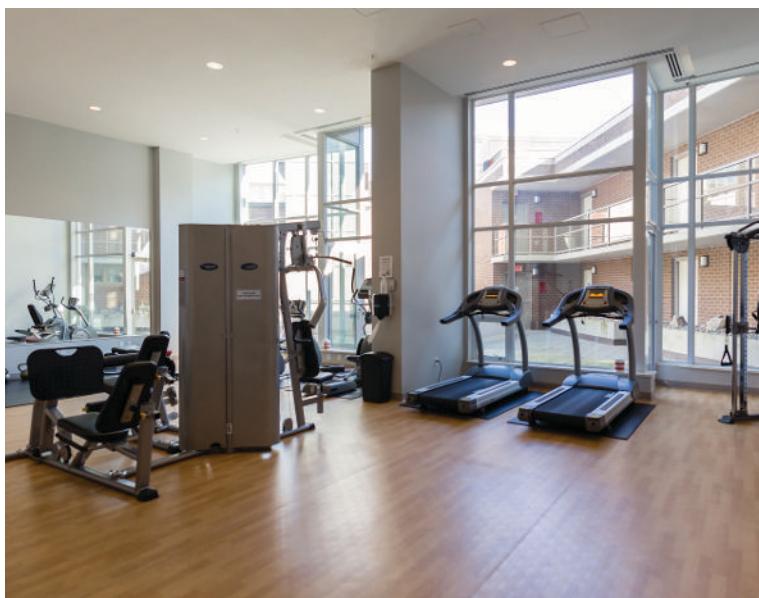
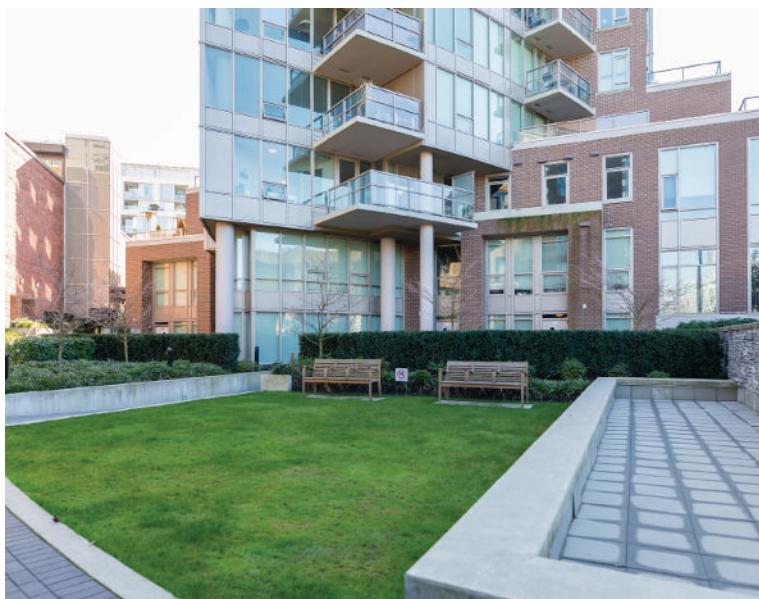
ELEMENTARY: Simon Fraser Elementary

HIGHSCHOOL: Eric Hamber Secondary



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

rennie

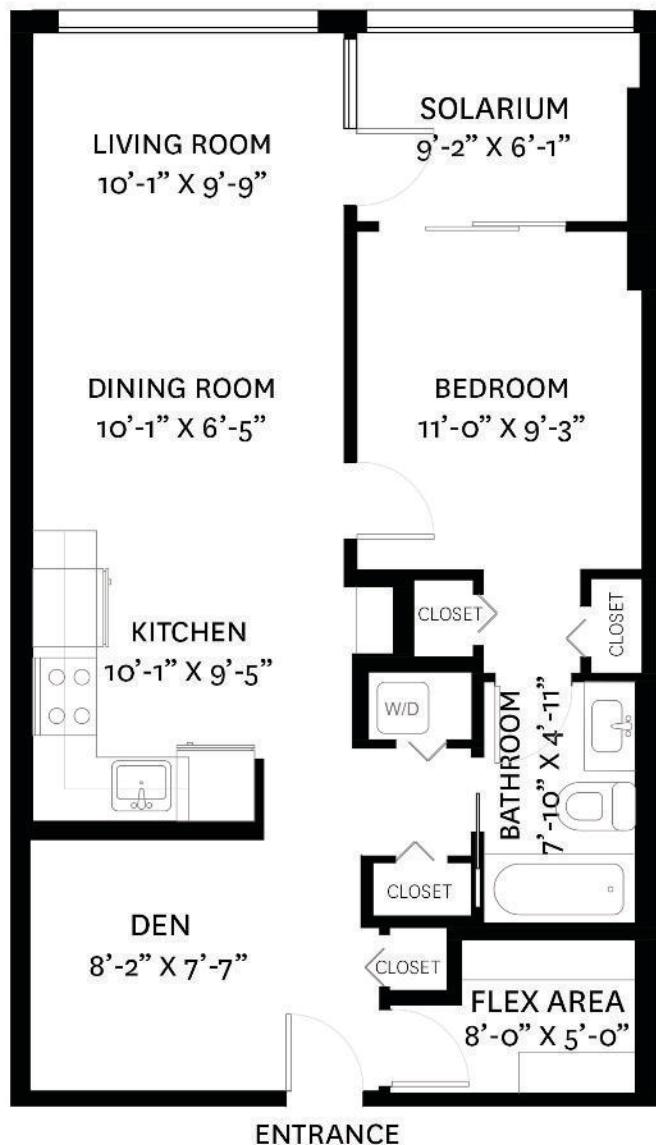


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208 - 445 W 2ND AVENUE, VANCOUVER, BC

MAIN FLOOR TOTAL: 750 SQ. FT.



MAIN FLOOR PLAN
Ceiling Height: 7'-11"



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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 AVENUEVancouver West
False Creek
V5Y 0E8

Residential Attached

\$719,900 (LP)(SP) 

Sold Date: Frontage (feet): Original Price: **\$719,900**
 Meas. Type: Frontage (metres): Approx. Year Built: **2012**
 Depth / Size (ft.): Bedrooms: **1** Age: **8**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **C-3A**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,919.24**
 Council Apprv?: Half Baths: **0** For Tax Year: **2019**
 Exposure: **South** Maint. Fee: **\$388.82** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: Mgmt. Co's Name: **RANCHO** P.I.D.: **028-919-670**
 Mgmt. Co's Phone: **604-684-4508** Tour: **Virtual Tour URL**
 View: :
 Complex / Subdiv: **MAYNARDS BLOCK**
 Services Connected: **Electricity, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: Inside Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Side
Construction: Concrete	Parking: Garage Underbuilding		
Exterior: Concrete, Glass, Mixed			
Foundation: Concrete Perimeter			
Rain Screen:	Reno. Year:	Dist. to Public Transit:	NEAR
Renovations:	R.I. Plumbing:	Units in Development:	
Water Supply: City/Municipal	Metered Water:	Title to Land:	Freehold Strata
Fireplace Fuel: None	R.I. Fireplaces:	Property Disc.:	Yes
Fuel/Heating: Baseboard, Electric	# of Fireplaces: 0	Fixtures Leased:	:
Outdoor Area: None		Fixtures Rmvd:	No :
Type of Roof: Other		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: CltWsh/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
		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.**

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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



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