

# for sale & for living

**WALL CENTRE FALSE CREEK**  
#355 108 W 1ST AVENUE  
Vancouver



**MUST SEE to BELIEVE the size!** North facing **FULL 1 BEDROOM** home with the most efficient **LAYOUT** and a **HUGE 185 SF PATIO** in the highly coveted **Wall Centre False Creek**. Fall in love with the professional grade chef's kitchen with **Viking and Blomberg stainless steel appliances**, beautiful **stone counters & luxurious baths**. Everything you need in a place to call home. Be the envy of all in this fabulous location - minutes from **Downtown**, steps to **Olympic Village**, walking distance to both the **Canada & Expo Skytrain line & Seawall**. Building amenities include **caretaker, TWO guest suites, gym, meeting room, lounge, gardens & plenty of visitor parking**. **1 parking and 1 storage locker included**.

## INFORMATION YOU NEED TO KNOW:

PRICE	<b>\$599,900</b>
ADDRESS	<b>#355-108 W 1st Avenue, Vancouver</b>
AREA	<b>False Creek</b>
TYPE	<b>1 Bedroom + Big Patio</b>
BATHROOMS	<b>1</b>
SQ FT	<b>417</b>
STRATA FEES	<b>\$215.62</b>
TAXES (2017)	<b>\$1,206</b>
YEAR BUILT	<b>2013</b>
PARKING	<b>P2-2</b>
STORAGE	<b>P3 - 13 - 1304</b>
PETS	<b>Yes - 1 Dog or 2 Cats or 1 of Each</b>
RENTALS	<b>Yes - Minimum 6 month lease</b>
VIEW	<b>North</b>

## INFORMATION YOU **want** TO KNOW:



Transit  
0.3 km



Nearest Park  
Hinge Park



Schools nearby:  
Simon Fraser Elementary



Coffee shops within 1 km:  
10+



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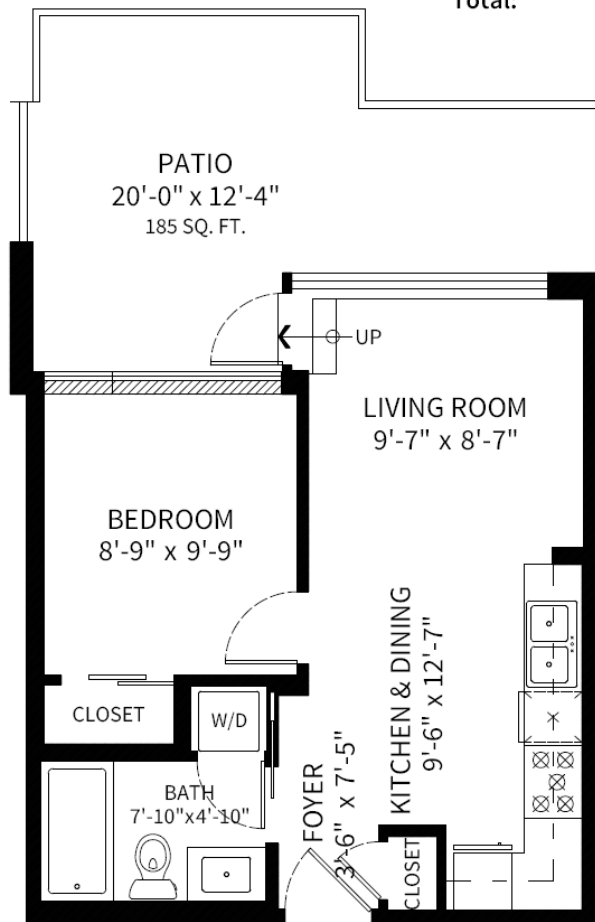
WALL CENTRE FALSE CREEK EAST  
#355 108 W 1ST AVENUE  
Vancouver



Finished Area: 417 SQ. FT.

Patio: 185 SQ. FT.

Total: 602 SQ. FT.



FLOOR PLAN  
Ceiling Height: 8'-3"

0 1' 2' 4' 8'



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\*Personal Real Estate Corporation. All information is deemed reliable but not guaranteed. This communication is not intended to cause or induce a breach of any existing agreement(s).