



Presented by:
Katayoon Webb PREC*

RE/MAX Crest Realty
Phone: 604-315-8715

katayoonwebb@remax.net



Active
R2445391
Board: V
Apartment/Condo

303 22 E CORDOVA STREET

Vancouver East
Downtown VE
V6A 4G8

Residential Attached

\$429,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$429,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 1997
Depth / Size (ft.):	Bedrooms: 0	Age: 23
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: HA-2
Flood Plain: No	Full Baths: 1	Gross Taxes: \$957.87
Council Apprv?: No	Half Baths: 0	For Tax Year: 2019
Exposure:	Maint. Fee: \$219.64	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 023-640-961
Mgmt. Co's Name: Dorset Realty		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-270-1711		
View: No : Courtyard		
Complex / Subdiv: Van Horne		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: Bachelor/Studio	Total Parking: Covered Parking	Parking Access: Front
Construction: Concrete	Parking: None, Visitor Parking	Locker: N
Exterior: Brick	Dist. to Public Transit: 1	Dist. to School Bus: 1
Foundation: Concrete Perimeter	Units in Development: 166	Total Units in Strata: 166
Rain Screen:	Title to Land: Freehold Strata	
Renovations:	Property Disc.: Yes	
Water Supply: City/Municipal	Fixtures Leased: No	
Fireplace Fuel:	Fixtures Rmvd: No	
Fuel/Heating: Baseboard, Electric	Floor Finish: Laminate	
Outdoor Area: Balcony(s)		
Type of Roof: Other		

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Sewer, Snow removal, Water**
 Legal: **STRATA LOT 55, PLAN LMS2636, DISTRICT LOT 196, 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 1 OR V, AS APPROPRIATE**
 Amenities: **Bike Room, In Suite Laundry, Wheelchair Access**

Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 20'			x			x
Main	Kitchen	8' x 8'			x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 400	# of Rooms: 2	# of Kitchens: 1	# of Levels: 1	Bath: 1	Floor: Main	# of Pieces: 4	Ensuite?: No	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1				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): 400 sq. ft.	# or % of Rentals Allowed: 100%			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 400 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **RE/MAX Crest Realty**

Welcome to this fantastically laid out studio home in the desirable, concrete, VAN HORNE! This home has 10ft ceilings & has been RENOVATED to allow for maximum use of space with very clever storage transformable spaces! The home converts from a beautiful living area full of hidden storage spaces, to a luxurious bedroom in seconds! New murphy bed/couch/storage combo | New Wardrobe & TV wall unit | New Floors | New Paint | Completely new Designer Kitchen | New Stone Countertops | New Appliances | New Washer/Dryer | New Designer Lighting & fan! Facing the quiet and peaceful courtyard. Van Horne is in unbeatable location in Gastown just steps to some of Vancouver's best restaurants, shopping & nightlife, skytrain, BC Place & Chinatown! Next Showing Tuesday Mar 17, 5pm by appointment.