



Presented by:
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Active
R2754468
 Board: V
 Apartment/Condo

408 33 W PENDER STREET

Vancouver West
 Downtown VW
 V6B 0E5

Residential Attached

\$589,900 (LP)
 (SP)



| | | |
|---|-----------------------------|----------------------------------|
| Sold Date: | Frontage (feet): | Original Price: \$589,900 |
| Meas. Type: | Frontage (metres): | Approx. Year Built: 2008 |
| Depth / Size (ft.): | Bedrooms: 1 | Age: 15 |
| Lot Area (sq.ft.): 0.00 | Bathrooms: 1 | Zoning: CD-1 |
| Flood Plain: | Full Baths: 1 | Gross Taxes: \$1,435.33 |
| Council Apprv?: | Half Baths: 0 | For Tax Year: 2022 |
| Exposure: South | Maint. Fee: \$404.39 | Tax Inc. Utilities?: No |
| If new, GST/HST inc?: | | P.I.D.: 027-872-742 |
| Mgmt. Co's Name: Quay Pacific | | Tour: Virtual Tour URL |
| Mgmt. Co's Phone: | | |
| View: Yes: City - Chinatown | | |
| Complex / Subdiv: 33 LIVING | | |
| Services Connected: Electricity, Sanitary Sewer, Water | | |
| Sewer Type: City/Municipal | | |

| | | | |
|---|---------------------------------------|---------------------------|-----------------------------------|
| Style of Home: Inside Unit | Total Parking: 1 | Covered Parking: 1 | Parking Access: Lane |
| Construction: Concrete | Parking: Garage; Underground | | |
| Exterior: Brick, Concrete | | | Locker: N |
| Foundation: Concrete Perimeter | Dist. to Public Transit: Close | | Dist. to School Bus: Close |
| Rain Screen: | Units in Development: 64 | | Total Units in Strata: 64 |
| Renovations: | Title to Land: Freehold Strata | | |
| Water Supply: City/Municipal | Property Disc.: Yes | | |
| Fireplace Fuel: | Fixtures Leased: : | | |
| Fuel/Heating: Baseboard, Electric | Fixtures Rmvd: : | | |
| Outdoor Area: Patio(s) & Deck(s) | Floor Finish: Tile | | |
| Type of Roof: Tar & Gravel | | | |

Maint Fee Inc: **Caretaker, Garbage Pickup, Gas, Hot Water, Management**
 Legal: **STRATA LOT 27, PLAN BCS3386, DISTRICT LOT 541, 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 1 OR V, AS**
 Amenities: **Bike Room, Elevator, Guest Suite, In Suite Laundry**

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

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-------------|--------------|-------|------|------------|-------|------|------------|
| Main | Foyer | 7' x 5'6 | | | x | | | x |
| Main | Den | 7'10 x 5' | | | x | | | x |
| Main | Bedroom | 9'10 x 8'4 | | | x | | | x |
| Main | Dining Room | 8'4 x 7'5 | | | x | | | x |
| Main | Kitchen | 11'4 x 5'6 | | | x | | | x |
| Main | Living Room | 13'10 x 12'4 | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | | |
|--|--|-------------------------|-----------------------|------|-------|-------------|----------|----------------|
| Finished Floor (Main): 662 | # of Rooms: 6 | # 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): 662 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| | Bylaws: Pets Allowed w/Rest., Rentals Allowed | | | 5 | | | | Grg Dr Ht: |
| Unfinished Floor: 0 | | | | 6 | | | | |
| Grand Total: 662 sq. ft. | Basement: None | | | 7 | | | | |
| | | | | 8 | | | | |

Listing Broker(s): **Keller Williams Elite Realty**

33 Living - A modern building among the heritage of Chinatown & Downtown. This super functional 1 bed condo over looks the action on the South side and is a contemporary linear unit with great flow. The euro inspired kitchen features stainless appliances, black quartz counters, real wood cabinets, mosaic glass backsplash, gas stove, black tiles through-out with room for an island. Lots of space for living & dining. Plus a storage room back at the entrance & a ton of built in storage. The bathroom is a large 4 piece with large soaker tub. Includes 1 parking stall & in-suite laundry. The Building allows Air BnB rental and had a guest suite. Open House this weekend (Feb 25/26) 2:00-4:00pm. Be There.