

FOR SALE & for living

ALEXIS
#309 - 27 Alexander Street
Vancouver



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Views, space and location! This heritage 2 level Gastown loft has it all: 18 feet ceilings; TWO bedrooms; TWO bathrooms; stunning North views of mountains, water and park; open kitchen; lots of insuite storage with a big walk in closet, custom air filtration system; prime location close to shops/restaurants; and ONE underground parking stall. Perfectly designed for entertaining with soaring windows and light, flowing living area, and upstairs bedroom and bathroom for privacy. Common rooftop is fantastic for a breath of fresh air and summer entertaining.

INFORMATION YOU NEED TO KNOW:

PRICE	\$838,000
ADDRESS	#309 - 27 Alexander Street
AREA	Downtown - Gastown
TYPE	2 Bedroom Loft
BATHS	2 (2 Full)
SQ FT	1,109 sq ft
STRATA FEES	\$395.47
PARKING	1 - #10
STORAGE	Insuite
YEAR BUILT	1997
VIEW	North
PETS	1 Pet
RENTALS	Yes

INFORMATION YOU **want** TO KNOW:



0.1 km



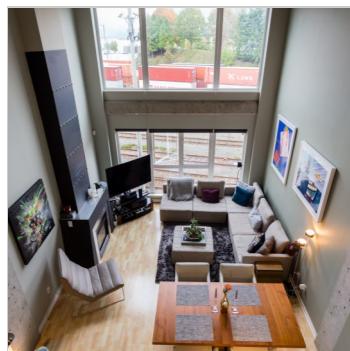
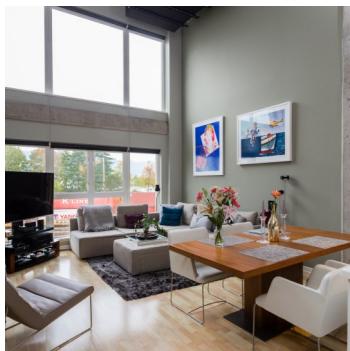
Crab Park



Schools nearby:
VCC



Coffee shops within 1 km:
30+



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Board: V
Apartment/Condo**309 27 ALEXANDER STREET**

Residential Attached

\$838,000 (LP)(SP) **M**

Sold Date:	Frontage (feet):	Approx. Year Built: 1997
Meas. Type:	Frontage (metres):	Age: 18
Depth / Size (ft.):	Bedrooms: 2	Zoning: HA-2
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Gross Taxes: \$2,358.08
Flood Plain:	Full Baths: 2	For Tax Year: 2015
Approval Req?:	Half Baths: 0	Tax Inc. Utilities?: No
Exposure: North	Maint. Fee: \$395.47	P.I.D.: 023-654-988
If new, GST/HST inc?:		
Mgmt. Co's Name: PACIFIC QUORUM		
Mgmt. Co's Phone: 604-685-3828		
View: Yes: PIC PERFECT: MTNS, WATER, PARK		
Complex / Subdiv: ALEXIS		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: **2 Storey, Loft/Warehouse Conv.**Construction: **Concrete**Exterior: **Brick**Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

Water Supply: **City/Municipal**Fireplace Fuel: **Gas - Natural**Fuel/Heating: **Baseboard, Electric, Natural Gas**Outdoor Area: **Rooftop Deck**Type of Roof: **Other**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

of Fireplaces: **1**Total Parking: **1** Covered Parking: **1**Parking: **Garage; Underground**Parking Access: **Front**Locker: **N**Dist. to School Bus: **CLOSE**Total Units in Strata: **26**Dist. to Public Transit: **CLOSE**Units in Development: **34**Title to Land: **Freehold Strata**Seller's Interest: **Registered Owner**Property Disc.: **Yes**Fixtures Leased: **No** :Fixtures Rmvd: **No** :Floor Finish: **Laminate, Mixed**Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Water**Legal: **PL LMS2650 LT 10 DL 196 LD 36**Amenities: **Elevator, Garden, In Suite Laundry**Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Waterfront Property**Features: **ClothWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Microwave, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	7'8 x 11'4				x		x
Main	Dining Room	8'6 x 6'10				x		x
Main	Living Room	10'3 x 14'				x		x
Main	Bedroom	7'4 x 7'6				x		x
Above	Master Bedroom	10'4 x 18'6				x		x
Above	Walk-In Closet	8'4 x 4'				x		x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 664	# of Rooms: 6	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensute?	Outbuildings
Finished Floor (Above): 445				1	Main	3	No	
Finished Floor (Below): 0				2	Above	4	Yes	
Finished Floor (Basement): 0								
Finished Floor (Total): 1,109 sq. ft.								
Unfinished Floor:								
Grand Total:	0							
	1,109 sq. ft.							

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

Views, space and location! This heritage 2 level Gastown loft has it all: 18 feet ceilings; TWO bedrooms; TWO bathrooms; stunning North views of mountains, water and park; open kitchen with upgraded appliances; lots of insuite storage (big walk in closet!), custom air filtration system; prime location close to shops/restaurants; and ONE underground parking stall. Perfectly designed for entertaining with soaring windows and light, flowing living area, and upstairs bedroom and bathroom for privacy. Common rooftop is fantastic for a breath of fresh air and summer entertaining. Sneak Peek: Fri, Oct 16 5-6pm Open House: Sat, Oct 17, 2-4pm & Sun, Oct 18, 1-3pm.