

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 is 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:



Transit

0.1 km



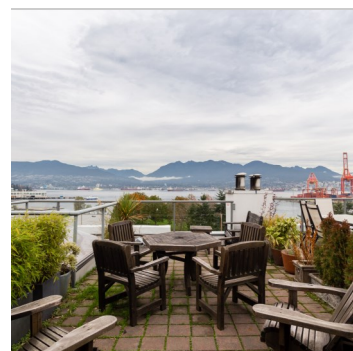
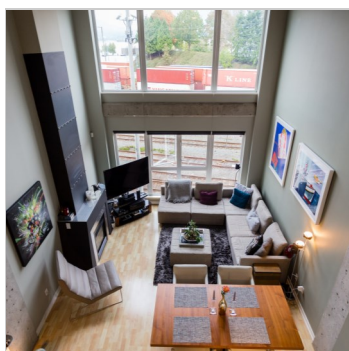
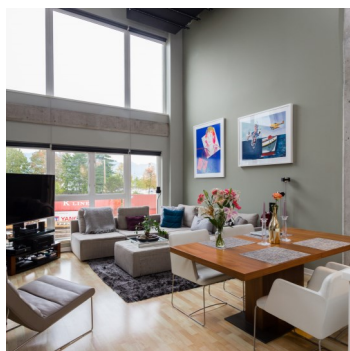
Nearest Park
Crab Park



Schools nearby:
VCC



Coffee shops within 1 km:
30+



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Active
R2008525

Board: V
Apartment/Condo

309 27 ALEXANDER STREET

Vancouver East
Downtown VE
V6A 1B2

Residential Attached

\$838,000 (LP)

(SP)



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 Access: **Front**
Parking: **Garage; Underground**
Locker: **N**
Dist. to Public Transit: **CLOSE**
Units in Development: **34** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata** Total Units in Strata: **26**
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: **ClthWsh/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	Ensuite?	Outbuildings
Finished Floor (Above): 445	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 1	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 1,109 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Unfinished Floor: 0	Allowed			6				
Grand Total: 1,109 sq. ft.	Basement: None			7				
				8				

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

Rennie & Associates Realty

Views, space and location! This heritage 2 level Gastown loft has it all: 18 foot 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.