



109-388 WEST 1ST AVENUE

1 BED | 1 BATH | 629 SQ. FT.

Welcome to The Exchange, nestled in the heart of False Creek. This unique Heritage building boasts a rich history as the former telephone exchange in 1911, now transformed into modern heritage boutique living. Enjoy douglas fir beam ceilings, exposed brick walls & polished concrete floors complemented by high ceilings. Features include high-end appliances, spacious frameless glass shower & separate tub. 1 parking 1 storage. Amenities include an entertaining lounge, a rooftop terrace w/ gardening plots & BBQ. Steps to the Canada Line, Whole Foods, Cambie shops, Olympic Village restaurants & shops, Hinge dog park, the seawall & countless fitness facilities.

NEIGHBOURHOOD HIGHLIGHTS

Elementary School

Simon Fraser Elementary

High School

Eric Hamber Secondary

French Immersion

Kitsilano Secondary

WALK SCORE: 93

BIKE SCORE: 98

TRANSIT SCORE: 96

Keith Roy
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RE/MAX



KEITH ROY, PREC*



GREG DENT



GREGORY ANDRUFF, PREC*



TARYN LEES



SARAH HOPKINS



EMMA HAMEL

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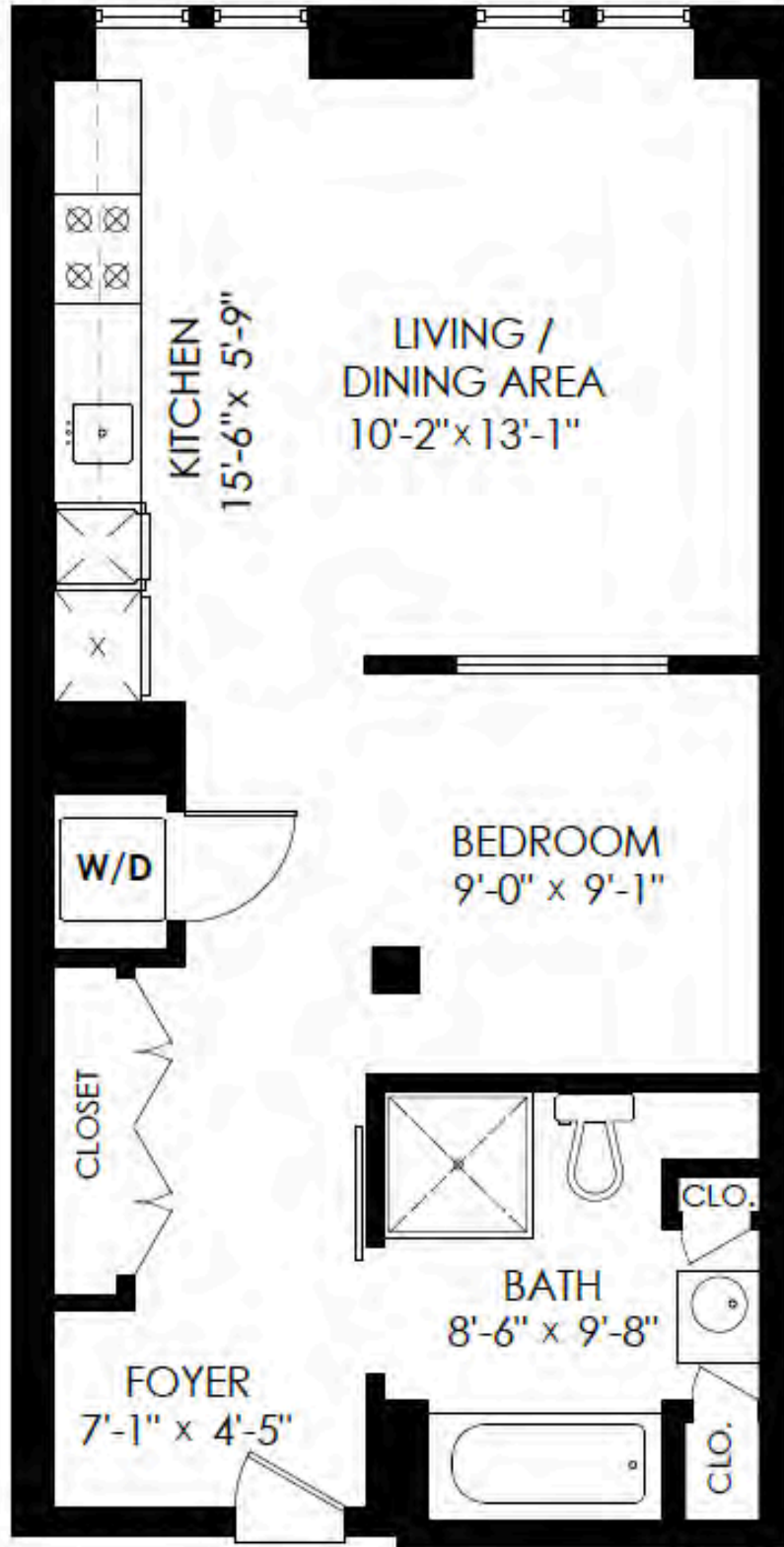
1 BED | 1 BATH | 629 SQ. FT.



View additional photos & 3D tour at www.KeithRoy.com

Floor Area: 629 sq.ft.

Ceiling Height: 8'-6"



SCALE



MEASURED ON: (2024-06-06)

info@pixlworks.com www.pixlworks.com 604.329.5788

© 2024 Pixlworks. All square foot calculations to gross unit area. SFP based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.





Presented by: **Keith Roy PREC***

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Active
R2893690

Board: V
Apartment/Condo

109 388 W 1ST AVENUE

Vancouver West
False Creek
V5Y 0B2

Residential Attached

\$675,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$675,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 2009
Frontage(feet):	Bathrooms: 1	Age: 15
Frontage(metres):	Full Baths: 1	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,985.41
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 028-048-172	Tax Inc. Utilities?: No
View: No :		Tour: Virtual Tour URL
Complex / Subdiv: EXCHANGE		
First Nation:		
Services Connctd: Community, Electricity, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Ground Level Unit, Inside Unit**
Construction: **Concrete**
Exterior: **Brick, Concrete, Glass**
Foundation: **Concrete Perimeter**

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Concrete**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Hot Water, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Torch-On**

Reno. Year:
Rain Screen: **Full**
Metered Water:
R.I. Plumbing:

Legal: **STRATA LOT 9, PLAN BCS3602, DISTRICT LOT 302, 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 APPROPRIATE**

Amenities: **Bike Room, Elevator, In Suite Laundry**

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

Finished Floor (Main): **629**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **629 sq. ft.**
Unfinished Floor: **0**
Grand Total: **629 sq. ft.**

Units in Development: **68**
Exposure:
Mgmt. Co's Name: **WYNFORD GROUP**
Maint Fee: **\$391.62**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility**

Tot Units in Strata: **68** Locker: **Yes**
Stores in Building: **6**
Mgmt. Co's #: **604-261-0285**
Council/Park Apprv?:

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **4**

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**
Restricted Age:
of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	7'1 x 4'5	1	Main	4	No
Main	Kitchen	15'6 x 5'9	2			
Main	Living Room	10'2 x 13'1	3			
Main	Bedroom	9' x 9'1	4			
		x	5			
		x	6			
		x	7			
		x	8			

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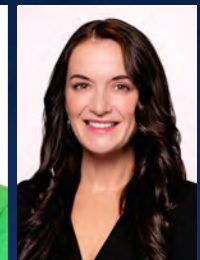
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*Denotes Personal Real Estate Corporation.