



NEIGHBORHOOD HIGHLIGHTS

Elementary School

Elsie Roy Elementary

High School

King George Secondary

French Immersion

General Gordon Elementary

Kitsilano Secondary

721-1333 HORNBY STREET

1 BED, 1 BATH, 537 SQ. FT.

Anchor Point III is located between the popular Yaletown and Davie Village communities. With famous beaches to the west and beautiful parks to the south, you will have the convenience of shopping, dining, entertainment, exercise facilities, and transit at your doorstep. This 1br and balcony faces the quiet private courtyard. The open layout gives you an abundance of space. It is a perfect spot to live or to invest in for future redevelopment! The building also has a large rooftop balcony with stunning views of the city. The unit comes with 1 storage. Pets and rentals allowed. Parking usually available for rent.

WALK SCORE: 95

TRANSIT SCORE: 94

\$585,000

Keith Roy, PREC*

Taryn Lees

Greg Dent

Greg Andruff, PREC*

Sarah Hopkins

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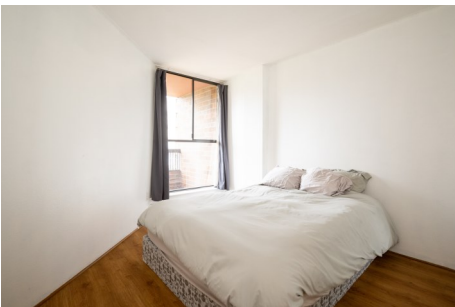
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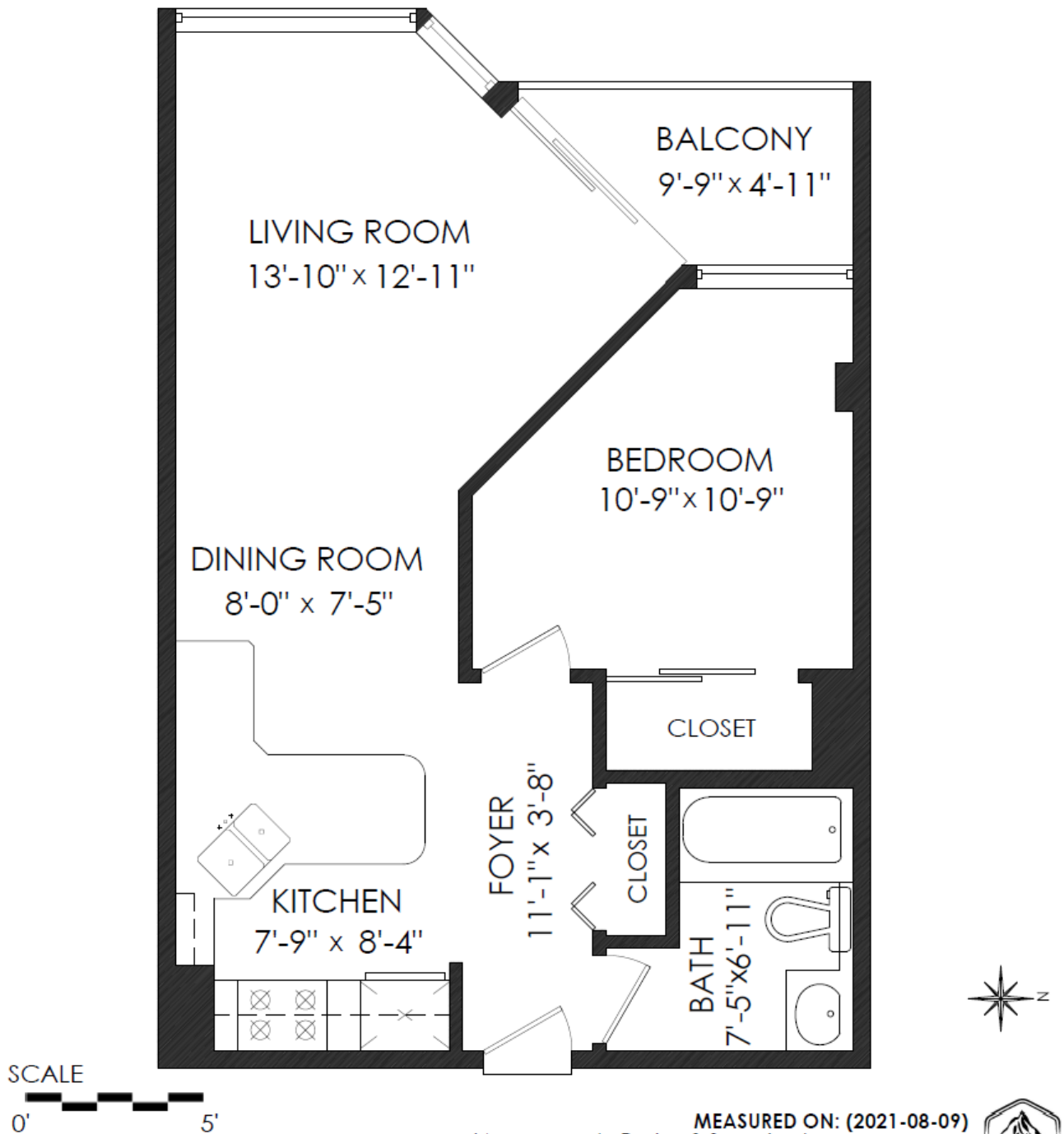
*Personal Real Estate Corporation

721-1333 HORNBY STREET

View additional photos at www.KeithRoy.com



Floor Area: 537 sq.ft.
Balcony: 36 sq.ft.
Ceiling Height: 8'-0"



MEASURED ON: (2021-08-09)
Measurements, Design & Scanning | 604-329-5788
E&O Insured. Total square foot calculated to gross unit area. SQFT 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. www.PixlWorks.com





Presented by:
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Active **721 1333 HORNBY STREET** Residential Attached
R2610056 Vancouver West **\$585,000 (LP)**
 Board: V Downtown VW (SP) **M**
 Apartment/Condo V6Z 2C1



Sold Date: If new, GST/HST inc?: Original Price: **\$585,000**
 Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **1977**
 Frontage(feet): Bathrooms: **1** Age: **44**
 Frontage(metres): Full Baths: **1** Zoning: **DD**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,435.83**
 Sq. Footage: **0.00** P.I.D.: **006-364-667** For Tax Year: **2021**
 Flood Plain: View: **Yes : COURTYARD** Tax Inc. Utilities?:
 Complex / Subdiv: **Anchor Point III** Tour: **Virtual Tour URL**
 Services Connctd: **Electricity, Sanitary Sewer, Water**

Sewer Type: Water Supply: **City/Municipal**

Style of Home: **Inside Unit** Total Parking: **0** Covered Parking: **0** Parking Access:
 Construction: **Concrete Frame, Other** Parking: **Garage Underbuilding**
 Exterior: **Brick** Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Foundation: **Concrete Slab** Title to Land: **Freehold Strata** Property Disc.: **Yes**
 Renovations: Reno. Year: Fixtures Leased: **:**
 # of Fireplaces: **0** R.I. Fireplaces: Rain Screen: Fixtures Rmvd: **:**
 Fireplace Fuel: Metered Water: Floor Finish: **Mixed**
 Fuel/Heating: **Hot Water** R.I. Plumbing:
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt, Other, Tar & Gravel**

Legal: **STRATA LOT 146, PLAN VAS1184, DISTRICT LOT 541, 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**

Amenities: **Elevator, Shared Laundry, Storage**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **Dishwasher, Drapes/Window Coverings, Microwave, Refrigerator, Stove**

Finished Floor (Main): 537	Units in Development: 171	Tot Units in Strata: 171	Locker: Yes
Finished Floor (Above): 0	Exposure: Northwest	Storeys in Building: 9	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 604-683-8900	
Finished Floor (Below): 0	Maint Fee: \$269.56	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Gardening, Heat, Hot Water, Management		
Finished Floor (Total): 537 sq. ft.	Bylaws Restrictions: Pets Allowed, Rentals Allowed	# of Pets: 1	Cats: Yes Dogs: Yes
Unfinished Floor: 0	Restricted Age:		
Grand Total: 537 sq. ft.	# or % of Rentals Allowed: 100%		
Suite:	Short Term(<1yr)Rnt/Lse Alwd?: No		
Basement: None	Short Term Lse-Details:		
Crawl/Bsmt. Ht: # of Levels: 1			
# of Kitchens: 1			
# of Rooms: 5			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	11'1 x 3'8			x	1	Main	4	No
Main	Kitchen	7'9 x 8'4			x	2			
Main	Dining Room	8'0 x 7'5			x	3			
Main	Living Room	13'10 x 12'11			x	4			
Main	Bedroom	10'9 x 10'9			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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