

Presented by:
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Vancouver East, Mount Pleasant VE Residential Attached
207 1850 LORNE ST, V5T 1C9 MLS# V1035317 **Active**



List Price: \$499,000 Previous Price:

Subdiv/Complex: DA VINCI ARTIST STUDIO

Frontage:	Approx Yr Blt:	1996	PID:	023-212-144	
Depth/Size:			Type:	Apartment/Condo	
Lot SqFt:	0	Age at List Date:	17	Zoning:	IC-3
Exposure:		Bedrooms:	1	Taxes:	\$3,900 (2013)
Stories in Bldg:		Bathrooms:	1	If New GST/HST Incl:	
Flood Plain:		Full Baths:	1	Tax Incl Utilities:	No
Meas. Type:		Half Baths:	0	Apprvl Req:	

Fixtures Lsd:
 Fixt Removed:
 View: Y - SOME NORTH SHORE MOUNTAIN VIEW

Style of Home:	Live/Work Studio, Loft/Warehouse Conv.	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Concrete, Metal, Mixed				
Rain Screen:		R/I Plumbing:	Yes		
Type of Roof:	Tar & Gravel	Dist to Public Trans:		Dist to School/Bus:	
Renovations:	Addition	Units in Development:	20	Total Units in Strata:	20
Flooring:	Concrete, Hardwood	Locker:			
Water Supply:	City/Municipal	Possession:	TBD		
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	R/I Fireplaces:		Seller's Interest:	Registered Owner
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	None	Property Disclosure:	Y		
Mngmt Co:	SELF MANAGED	Bylaw Restrictions:	Pets Allowed, No Restrictions		
Mngmt Ph:		Maint Fee:	\$148.10		

Maint Charge Incl: Garbage Pickup

Legal: PL LMS2144 LT 14 DL 200A LD 36 PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA

Amenities: Elevator, In Suite Laundry, Storage

Features Incl: Air Conditioning, Dishwasher, Disposal - Waste, Drapes/Window Coverings, Microwave, Refrigerator, Sprinkler - Fire, Stove

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	22'10 X 18'3						
Main F.	Dining	12'8 X 11'2						
Main F.	Kitchen	10'11 X 8'4						
Main F.	Entrance Hall	8'4 X 7'9						
Above	Bedroom	16'8 X 7'11						
Above	Office	11'7 X 6'9						
Above	Walk-In Closet	7'8 X 7'						
Above	Other	8' X 5'7						

Floor Area (SqFt):	Total # Rooms:	8	Bathrooms
Finished Floor Area Main:	840	Finished Levels:	2
Finished Floor Area Up:	331	Basement Area:	None
Finished Floor Area Down:	0		2
Finished Floor Area Bsmt:	0	Bsmt Height:	3
Total Finished Floor Area:	1,171	Restricted Age:	4
		# Pets / Cats; Dogs:	5
Unfinished Floor Area:	48	# or % Rentals:	6
Grand Total Floor Area:	1,219		7
			8

Listing Broker(s): Regent Park Realty Inc.

Amazing live/work loft in the Da Vinci! Over 1,200 sq ft on 2 levels w/concrete floors on main and hardwood floors up. This unit is EXTRA wide at almost 23' & has soaring 18 foot ceilings. Open style kitchen with lots of counter space and good layout. Up offers a private bdrm, open style den/office, perfect for working from home + a large walk in closet & 1 parking. Mechanical room could be converted to a powder room. Enjoy this amazing suite and huge open space to the always popular & trendy Mt Pleasant close to Olympic Village, Main St & downtown amenities. Perfect to live in or use it to operate your business in a central area of prime growth. Building has a common room w/sundeck, pets & rentals OK.

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