



Presented by:  
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RE/MAX Real Estate Services  
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**Active**  
**R2254852**  
Board: V  
Apartment/Condo

**406 338 W 8TH AVENUE**  
Vancouver West  
Mount Pleasant VW  
V5Y 3X2

Residential Attached  
**\$798,800** (LP)   
(SP)



Sold Date: Frontage (feet): Original Price: **\$798,800**  
Meas. Type: Frontage (metres): Approx. Year Built: **1998**  
Depth / Size (ft.): Bedrooms: **1** Age: **20**  
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **I-1**  
Flood Plain: Full Baths: **1** Gross Taxes: **\$1,425.64**  
Council Apprv?: Half Baths: **0** For Tax Year: **2017**  
Exposure: **North** Maint. Fee: **\$235.03** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **024-237-906**  
Mgmt. Co's Name: **Re/Max Dwell** Tour:  
Mgmt. Co's Phone: **604-248-3836**  
View: **Yes: North Shore Mountains & City**  
Complex / Subdiv: **Loft 338**  
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: <b>Live/Work Studio, Loft/Warehouse Conv.</b>	Total Parking: <b>1</b> Covered Parking: <b>1</b> Parking Access: <b>Rear</b>
Construction: <b>Frame - Metal</b>	Parking: <b>Garage Underbuilding, Garage, Underground</b>
Exterior: <b>Metal</b>	Locker: <b>N</b>
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:
Rain Screen:	Units in Development: <b>62</b>
Renovations:	Title to Land: <b>Freehold Strata</b>
Water Supply: <b>City/Municipal</b>	Reno. Year:
Fireplace Fuel:	R.I. Plumbing:
Fuel/Heating: <b>Electric</b>	R.I. Fireplaces:
Outdoor Area: <b>None</b>	# of Fireplaces: <b>0</b>
Type of Roof: <b>Other</b>	Property Disc.: <b>Yes</b>
	Fixtures Leased: <b>:</b>
	Fixtures Rmvd: <b>:</b>
	Floor Finish: <b>Hardwood, Tile</b>

Maint Fee Inc: **Caretaker, Garbage Pickup, Management, Sewer, Water**  
Legal: **PL LMS3451 LT 57 DL 302 LD 36. UNDIV 60/3007 SHARE IN COM PROP THEREIN 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, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'2 x 14'10			x			x
Main	Dining Room	9'1 x 7'0			x			x
Main	Kitchen	9'11 x 9'1			x			x
Above	Bedroom	13'1 x 11'7			x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): <b>620</b>	# of Rooms: <b>4</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>301</b>	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>921 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed, Rentals Allowed</b>			5				Door Height:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>921 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

Listing Broker(s): **Oakwyn Realty Downtown Ltd.** **RE/MAX Real Estate Services**

**Fantastic North Shore mountain & City views from this top floor, 921 sqft, corner, 2 level Loft located in the popular Cambie Crossroads neighbourhood. Live w/ soaring 14.5 ft ceilings, re-claimed wide plank fir flooring, custom kitchen featuring brand new Kitchen Aid stainless steel appliances (induction range!), concrete counters & custom maple cabinetry. You'll love the unique sleeping loft edged by a curved laminated wood, steel & mesh railing, w/ skylight & ample organized closet space plus the spa inspired bathroom w/ built-in vanity storage, concrete counter & soaker tub w/ glass shower enclosure. Loft 338 is a pro-active strata just steps to trendy bistros & coffee, shopping, craft breweries, Seawall & Skytrain. Pet/rental friendly & one parking. Opens: Thur, 5-7; Sat & Sun, 1-3.**