



NEIGHBORHOOD HIGHLIGHTS

Elementary School

Simon Fraser Elementary

High School

Eric Hamber Secondary

French Immersion

General Gordon Elementary

Kitsilano Secondary

WALK SCORE: 88

TRANSIT SCORE: 100

193 WALTER HARDWICK AVE.

STUDIO, 1 BATH, 484 SQ. FT.

Townhouse style studio. This unique property is on the ground floor & the patio entrance is right off the street. This is a rare unit that is definitely worth a look. The 9'7" ceilings, patio space, AC, engineered hardwood flooring, open concept kitchen with Miele stainless steel appliances & high-end Eggersmann cabinetry makes this a quality home. Conveniently located across from Hinge Park which has an off-leash dog park & the Olympic Village Community Garden. As well, you're steps from the seawall, Canada Line & transit, bike lanes & shopping. There is one parking & luxurious amenities including clubhouse, indoor pool, hot tub, sauna, steam room, & fitness centre. 2 pets & rentals allowed. With a concierge the building is safe & offers convenience.

\$568,000

Keith Roy, PREC*

Taryn Lees

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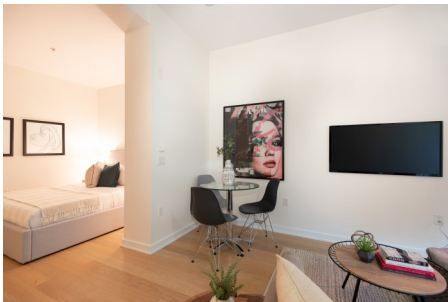
RE/MAX

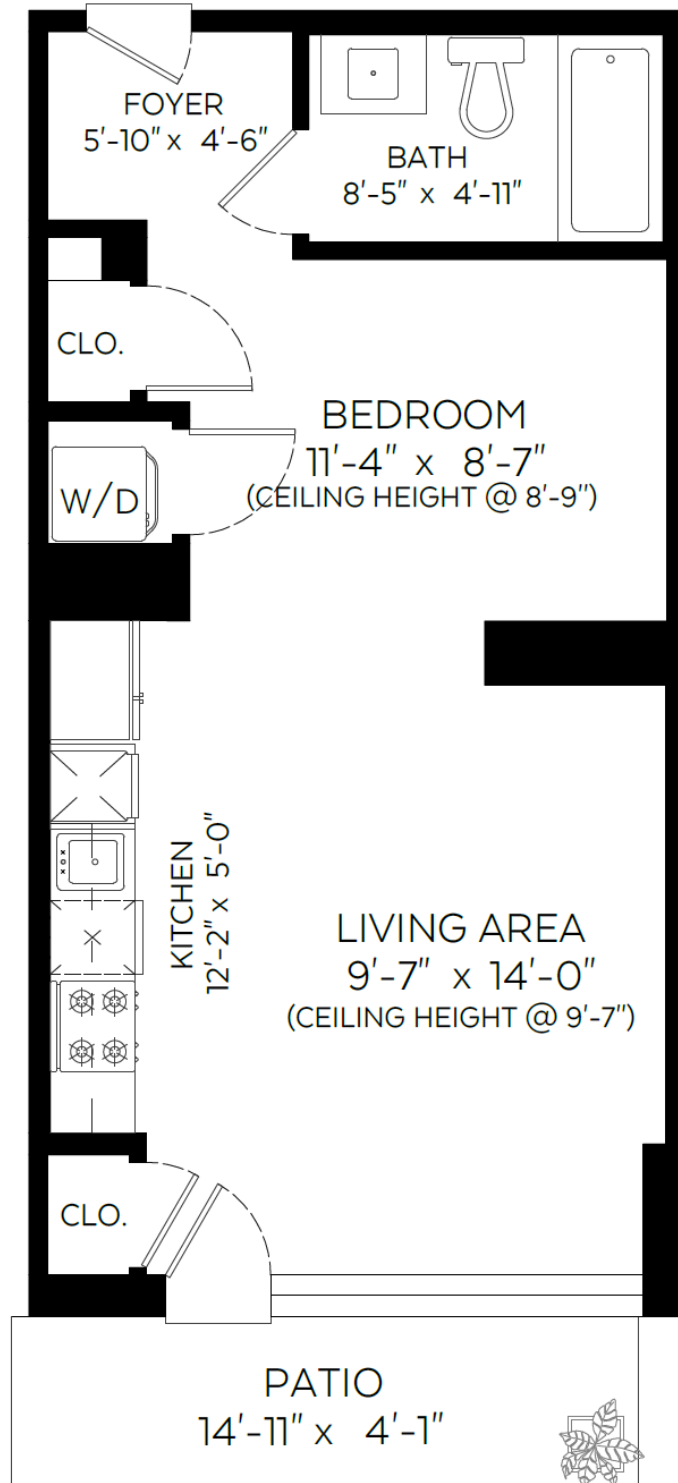
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*Personal Real Estate Corporation

193 WALTER HARDWICK AVENUE

View additional photos at www.VancouverPropertyFinder.com





Main Floor: 484 sq.ft.

Auxiliary Area

Patio: 61 sq.ft.





Presented by:
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Active
R2512536
 Board: V
 Apartment/Condo

193 WALTER HARDWICK AVENUE
 Vancouver West
 False Creek
 V5Y 0B9

Residential Attached
\$568,000 (LP)
 (SP)



Sold Date:
 Meas. Type: **Feet**
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain:
 Council Apprv?:
 Exposure:
 If new, GST/HST inc?:
 Mgmt. Co's Name: **FIRST SERVICE RES**
 Mgmt. Co's Phone: **604-683-8900**
 View: **No**
 Complex / Subdiv: **BRIDGE**
 Services Connected: **Community, Electricity, Water**
 Sewer Type:

Frontage (feet):
 Frontage (metres):
 Bedrooms: **0**
 Bathrooms: **1**
 Full Baths: **1**
 Half Baths: **0**
 Maint. Fee: **\$354.58**

Original Price: **\$568,000**
 Approx. Year Built: **2009**
 Age: **11**
 Zoning: **CD-1**
 Gross Taxes: **\$1,679.33**
 For Tax Year: **2020**
 Tax Inc. Utilities?: **No**
 P.I.D.: **028-249-194**
 Tour: **Virtual Tour URL**

Style of Home: **Ground Level Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Full**
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **None**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Torch-On**

Reno. Year:
 R.I. Plumbing:
 Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage; Underground**
 Locker: **N**
 Dist. to Public Transit: **CLOSE**
 Units in Development: **117**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Tile**

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**
 Legal: **STRATA LOT 2, PLAN BCS3863, DISTRICT LOT FC, 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, Club House, Elevator, Exercise Centre, In Suite Laundry**
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'10 x 4'6			x			x
Main	Living Room	9'7 x 14'			x			x
Main	Kitchen	12'2 x 5'			x			x
Main	Other	11'4 x 8'7			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 484	# of Rooms: 4	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 484 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed, Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 484 sq. ft.	Basement: None			7				
				8				

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