

# FOR SALE & for living

Maynards Block  
#202 - 445 West 2nd Ave, Vancouver



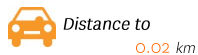
## #202 - 445 West 2nd Avenue, Vancouver

Investor/first time buyer alert! This is your chance to buy into the highly coveted Southeast False Creek neighbourhood. This perfectly laid out REAL 1BR plus big flex is a one of a kind floorplan with open NE Downtown & garden views. Stainless steel appliances, beautiful laminate floors & meticulously selected materials throughout. Open concept kitchen leads to an open flowing space. Amenities include: gym, party lounge, common patio (same floor) & concierge. Located in Southeast False Creek, resting at the edge of downtown, balanced along a line of urban & natural beauty. Close to an assortment of urban nature, daily adventures accessible by foot, bike or the nearby Canada Line steps away & Water taxi. 1 parking and 1 storage included.

### INFORMATION YOU NEED TO KNOW:

<b>PRICE</b>	\$359,900
<b>ADDRESS</b>	#202 - 445 West 2nd Avenue, Vancouver
<b>AREA</b>	False Creek
<b>TYPE</b>	1 Bedroom
<b>BATHS</b>	1
<b>SQ FT</b>	526
<b>STRATA FEES</b>	\$238.92
<b>PARKING</b>	Yes - #269
<b>STORAGE</b>	Yes - #68
<b>YEAR BUILT</b>	2012
<b>VIEW</b>	Northeast
<b>PETS</b>	Yes with Restrictions
<b>RENTALS</b>	Yes

### INFORMATION YOU **want** TO KNOW:



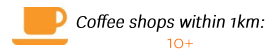
Distance to  
0.02 km



Nearest Park  
Jonathan Rogers



Schools nearby:  
5 min



Coffee shops within 1km:  
10+



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