

# FOR SALE & for living

Maynards Block West  
#203—445 W 2nd Avenue  
Vancouver



## #203—445 W 2nd Avenue, Vancouver

*Your chance to buy into the highly coveted Southeast False Creek neighbourhood. This perfectly laid out REAL 1 bdrm plus big flex (floor to ceiling built in shelving) & BRIGHT DEN is a one of a kind floorplan with open NW downtown & garden views & HUGE balcony. Stainless steel appliances, beautiful laminate floors & meticulously selected materials throughout. Open concept kitchen leads to a flowing entertainment space w/separate dining & living areas. Amenities include: gym, party lounge & concierge. 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/1 storage included.*

### INFORMATION YOU NEED TO KNOW:

PRICE	\$499,900
ADDRESS	#203—445 W 2nd Avenue, Vancouver
AREA	False Creek
TYPE	1 Bedroom + Den + Flex + Balcony
BATHS	1
SQ FT	608
STRATA FEES	\$284.88
PARKING	P4—#276
STORAGE	Basement Level—#2
YEAR BUILT	2012
VIEW	North West
PETS	Allowed
RENTALS	Allowed

### INFORMATION YOU *want* TO KNOW:



Transit

0.1 km



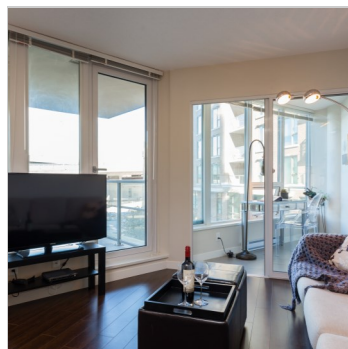
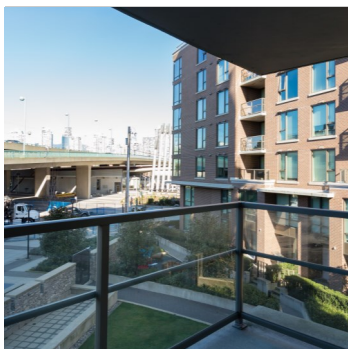
Nearest Park  
Hinge Park



Schools nearby:  
Simon Fraser Elementary



Coffee shops within 1 km:  
10+



**DEREK KAI** \*PREC

604.868.1666 · dkai@rennie.com

Expertliving.ca

**SUSAN CHOW** \*PREC

604.765.8269 · schow@rennie.com

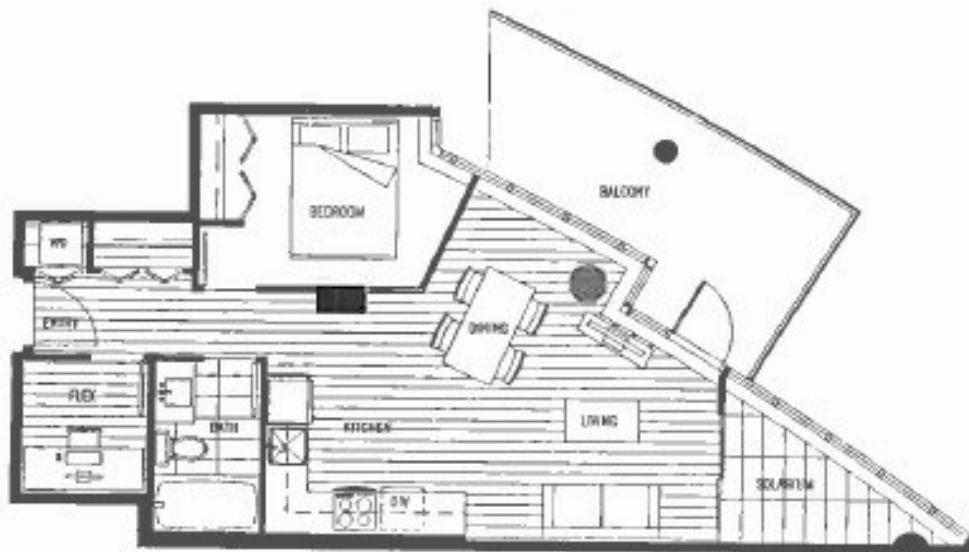
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**RENNIE**  
&  
**ASSOCIATES**  
REALTY

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