

# FOR SALE & for living

METROLIVING  
#502 - 531 Beatty Street  
Vancouver



## #502 - 531 Beatty Street, Vancouver

Welcome to “Metroliving” – Townline’s Concrete Boutique building on the Heritage Block of Crosstown that you’ve been waiting for! This Rarely Available 1 bedroom + den/flex with beautiful bamboo hardwood offers an open concept floor plan with no wasted space, OVERHEIGHT CEILINGS, large windows, big closets, bright yet very private covered large balcony with city & peek-a-boo mountain views on the quiet side of the building. Chef’s kitchen with stainless steel Bosch gas stove, microwave, dishwasher & LG fridge is perfect for hosting dinner parties. Building includes Parking, Gym, Zen garden with outdoor fireplace & even a dog wash station. Steps away from the Skytrain & the most trendiest restaurants in Gastown, Yaletown, & Downtown.

### INFORMATION YOU NEED TO KNOW:

PRICE	\$549,900
ADDRESS	#502 - 531 Beatty Street, Vancouver
AREA	Downtown
TYPE	1 Bedroom + 1 Bathroom + Den/Flex + Balcony
BATHS	1
SQ FT	533
STRATA FEES	\$276.78
PARKING	1 - #6
STORAGE	Insuite
YEAR BUILT	2007
VIEW	West
PETS	Yes - 2 Dog or 2 Cats (or 1 of each)
RENTALS	Yes - Minimum 1 Month

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



Transit

0.2 km



Nearest Park

Andy Livingstone Park



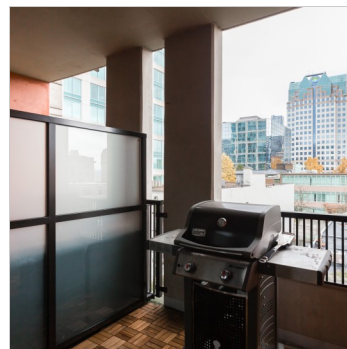
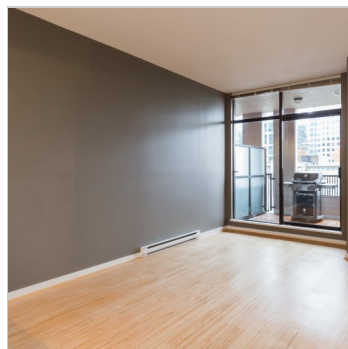
Schools nearby:

VCC



Coffee shops within 1 km:

20+



**DEREK KAI** \*PREC

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**SUSAN CHOW** \*PREC

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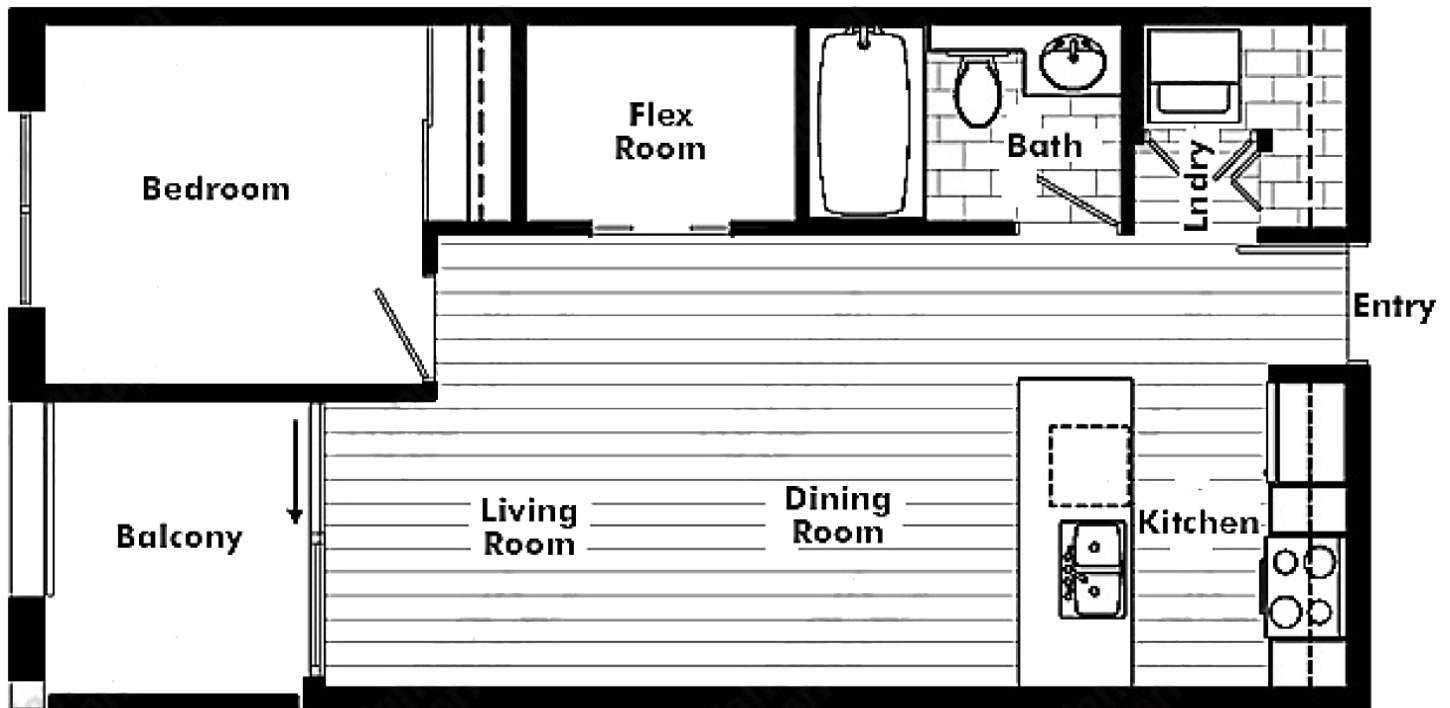
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**RENNIE**  
&  
ASSOCIATES  
REALTY

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Presented by:  
**Derek M Kai PREC\***

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**Active**  
**R2118857**  
Board: V  
Apartment/Condo

**502 531 BEATTY STREET**

Vancouver West  
Downtown VW  
V6B 0C5

Residential Attached

**\$549,900** (LP)   
(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$549,900</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>2007</b>
Depth / Size (ft.):	Bedrooms: <b>1</b>	Age: <b>9</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>DD</b>
Flood Plain:	Full Baths: <b>1</b>	Gross Taxes: <b>\$1,320.08</b>
Approval Req?:	Half Baths: <b>0</b>	For Tax Year: <b>2016</b>
Exposure: <b>West</b>	Maint. Fee: <b>\$276.78</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>027-089-851</b>
Mgmt. Co's Name: <b>604REALESTATE</b>		Tour:
Mgmt. Co's Phone: <b>604-689-0909</b>		
View: <b>Yes: QUIET CITY &amp; MOUNTAINS</b>		
Complex / Subdiv: <b>METROLIVING</b>		
Services Connected: <b>Electricity, Natural Gas, Water</b>		

Style of Home: <b>Upper Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Lane</b>
Construction: <b>Concrete</b>	Parking: <b>Garage Underbuilding</b>		
Exterior: <b>Brick, Glass, Mixed</b>			Locker: <b>N</b>
Foundation: <b>Concrete Perimeter</b>			Dist. to School Bus:
Rain Screen:	Reno. Year:	Dist. to Public Transit: <b>NEAR</b>	Total Units in Strata: <b>39</b>
Renovations:	R.I. Plumbing:	Units in Development: <b>39</b>	
Water Supply: <b>City/Municipal</b>	R.I. Fireplaces:	Title to Land: <b>Freehold Strata</b>	
Fireplace Fuel: <b>None</b>	# of Fireplaces: <b>0</b>	Seller's Interest: <b>Registered Owner</b>	
Fuel/Heating: <b>Baseboard, Electric</b>		Property Disc.: <b>Yes</b>	
Outdoor Area: <b>Balcony(s)</b>		Fixtures Leased: <b>No</b>	
Type of Roof: <b>Other</b>		Fixtures Rmvd: <b>No</b>	
		Floor Finish: <b>Hardwood, Mixed</b>	

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**  
Legal: **PL BCS2375 LT 22 DL 541 LD 36 GROUP 1, 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, Exercise Centre, Garden, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Microwave, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	7'9 x 8'4			x			x
Main	Living Room	11'2 x 11'			x			x
Main	Dining Room	11'2 x 7'			x			x
Main	Den	6'8 x 4'10			x			x
Main	Bedroom	8'6 x 9'7			x			x
Main	Patio	7'3 x 7'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	533	# of Rooms: 6	# 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: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	533 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Unfinished Floor:	0	Basement: <b>None</b>			6				
Grand Total:	533 sq. ft.				7				
					8				

Listing Broker(s): **Rennie & Associates Realty** **Rennie & Associates Realty**

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