

Just Listed

#104-391 Tye Road



2-bed



2-bath



1,091sf



1 stall



Functional design with a split-bedroom layout, ideal for room-mates. The primary bedroom overlooks the inner harbour, with an expansive updated ensuite, glass enclosed shower, walk-in closet.



Exceptional detail. Custom *Urbana* designed kitchen with top of the line cabinetry and appliances. Updated white engineered wood flooring and tiling throughout. Additional wet bar or coffee station adds to convenience.



High 10'12 ceilings in the main living area amplifies the space with an open airy feel leading to the two (2) outdoor patios that are both elevated and secure. Enjoy your morning coffee with the east facing exposure.



Salient Facts

- ▶ Over 1,090 sqft of livable interior space in a split-bedroom layout floorplan, and additional den or flex room.
- ▶ Underground parking (EV infrastructure coming soon), external storage locker, kayak storage, pets, rentals and BBQ allowed.
- ▶ Central location for the ultimate in urban living. Everything is at your doorstep; Save-on-Foods, Starbucks, Cafe Fantastico, dog park, and the galloping goose bike trail to downtown and beyond..

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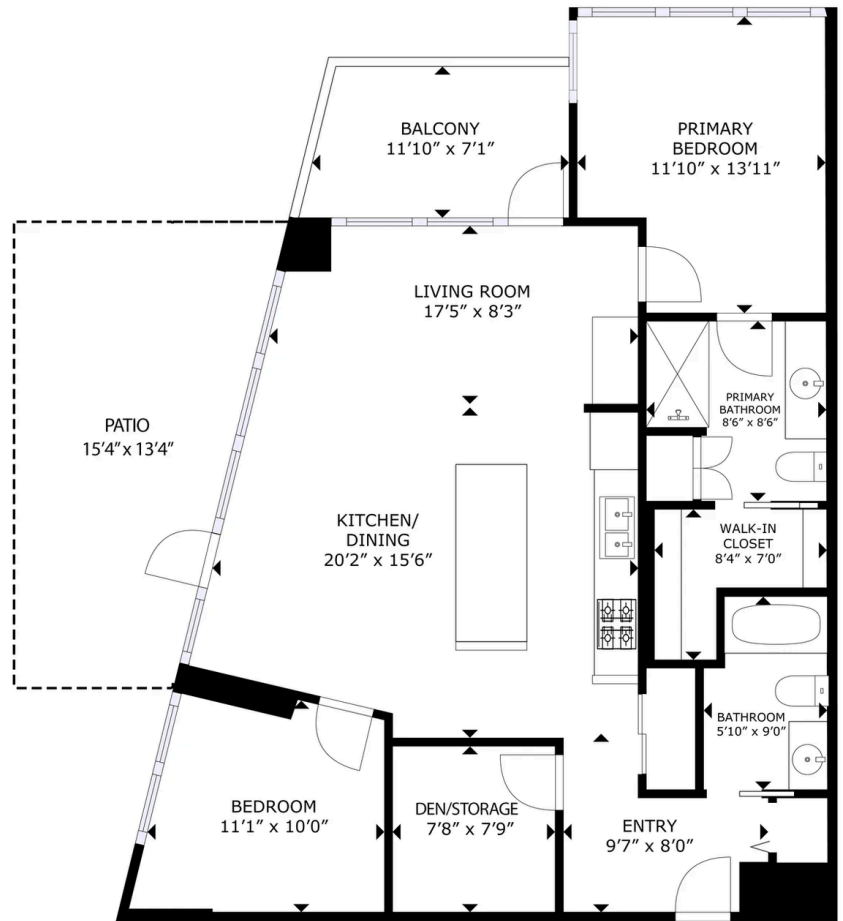


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Best floorplan

in the building (arguably)

- ▶ Spacious entry foyer, with quick access to the fully updated 4-piece bathroom. Large flex room perfect for home office, gym, or in-suite bike storage.
- ▶ Open concept living / dining area with a premium kitchen designed by *Urbana*. The island features a wine fridge and built-in Bosch speed oven.
- ▶ Split-bedroom layout enhances privacy and separation for guests, roommates, or a home office. Plus a large additional 3rd flex room.
- ▶ Built with sustainability and health in mind. 100% fresh air system with heat recovery, and non-emitting eco friendly materials.
- ▶ On-site wastewater treatment, passive solar panel heating, biomass energy system, and more makes this LEED Platinum building future ready.



Strata Fee	\$607.33 (2023)	Strata fee includes	Property management, garbage removal, insurance, grounds maintenance, water, dockside green society
Property Tax	\$3,317.86 (2022)	Features and amenities	Secure underground parking (#91 P1), separate storage locker (#41 P1 costs \$25/month), bike storage, kayak storage, rooftop community garden, landscaped grounds, visitor parking
BC Assessment	\$846,000 (2023)	Bylaws	Dog or Cat (no size restriction), Rentals permitted, No smoking anywhere on the property, BBQ allowed.
Year Built	2008		

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