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**Dexter Realty**  
560 - 2608 Granville Street  
Vancouver, BC  
V6H 3V3

309 2008 Bayswater Street, Black Swan, Vancouver, BC, V6K 4A8, Canada

MLS®# R2085153



|                 |                      |
|-----------------|----------------------|
| Property Value  | \$579,000            |
| Type            | Condo                |
| Style           | Corner Unit          |
| Parking         | 1 Car Covered        |
| Year Built      | 2008                 |
| Taxes           | \$1,481.31<br>(2015) |
| Living Area     | 628 sq.ft.           |
| Bedroom         | 1                    |
| Bathroom        | 1 full               |
| Maintenance Fee | \$267.82/mo          |

## Description

Exceptional opportunity in Kitsilano! "Black Swan" offers the winning combination of being pet & rental friendly with a proactive strata and a depreciation report. This 8 year old building by Georgia Award Winning developer "Orca West" is built with rainscreen technology and has the balance of the 2-5-10 warranty. Unbeatable location where you can stroll to the beach, cafes, shops, transit and also handy to UBC. Features include stainless steel appliances, granite countertops, insuite laundry, laminate wood floors, flex space, and a covered balcony for your BBQ. The unit is located on the south east corner of the building providing a quiet oasis in the city overlooking greenery and low density single family homes.



