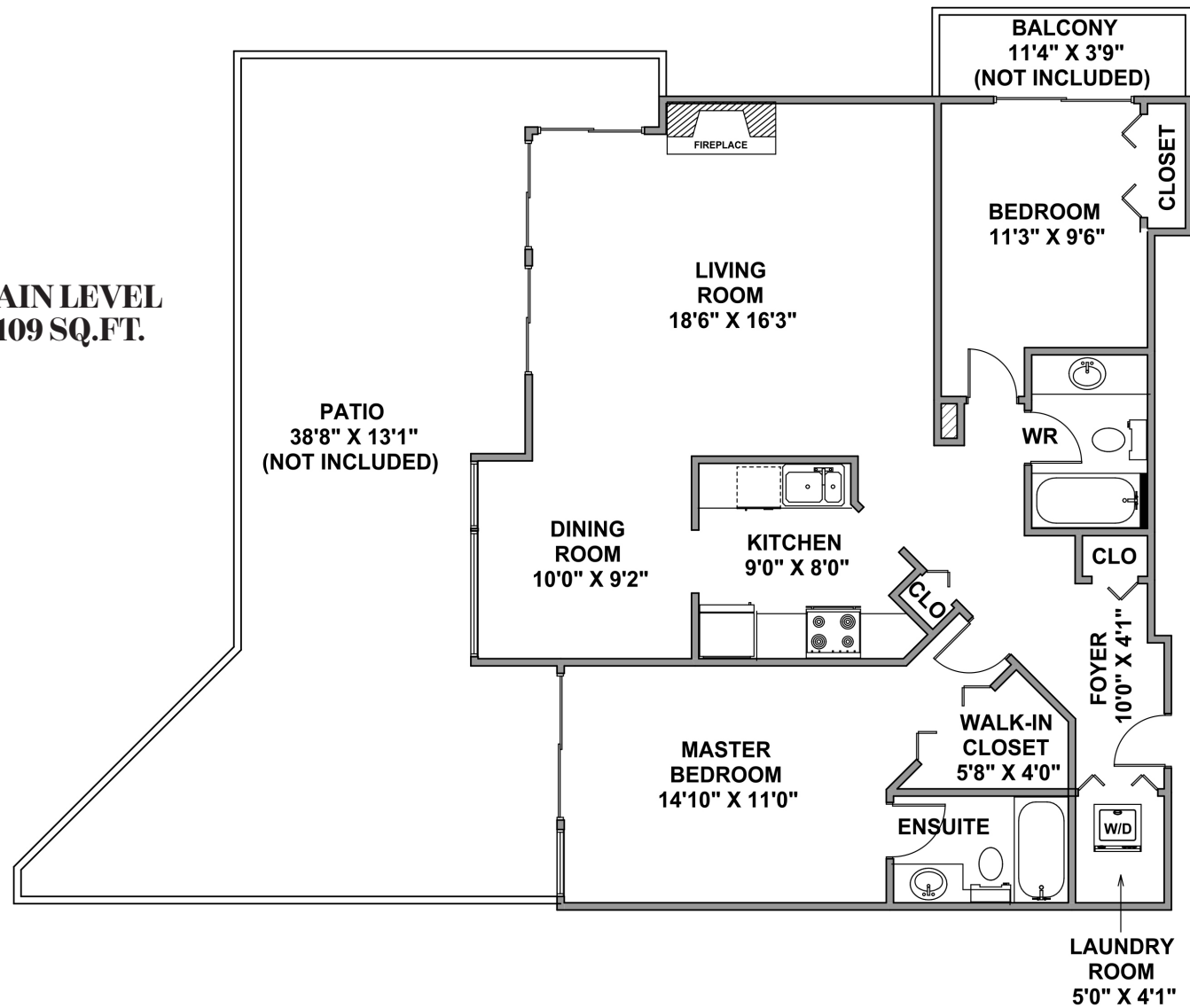


**101 - 1315 W. 7th  
VANCOUVER**

**A beautiful modern home with tons of  
outdoor space, in the heart of the city.**

**MAIN LEVEL  
1109 SQ.FT.**



**ABOUT US**



**SEBASTIAN ALBRECHT**  
sebastian@albrechtbrown.com  
c 604 831 4837  
o 604 261 9311



**DUNCAN BROWN**  
duncan@albrechtbrown.com  
c 604 351 3312  
o 604 261 9311



BESPOKE REAL ESTATE

We are Realtors who specialize in the City of Vancouver. Both of us are intimately connected with the city, we understand the personal investment of choosing to live here - for those whose lives are centred around Vancouver, it's the benefits of living amongst natural beauty, less time spent commuting, and more quality time spent with friends and family doing the things that matter most. We have personally chosen to invest in city living and have the experience, market knowledge and personal commitment to help make it possible for others.

**albrechtbrown.com**

ROYAL LEPAGE WESTSIDE  
5970 East Boulevard  
Vancouver, BC V6M 3V4

SEBASTIAN'S AWARDS

2013 Top 5% Royal LePage Canada (4th yr)  
Top 10% Greater Vancouver Realtors (4th yr)  
Royal LePage Award of Excellence (4th yr)

DUNCAN'S AWARDS

2014 Top 3% Royal LePage Canada (11th yr)  
Top 10% Greater Vancouver Realtors (15th yr)  
Top 10% Royal LePage Shelter Foundation



**DUNCAN / SEBASTIAN**  
604 261 9311  
info@albrechtbrown.com  
albrechtbrown.com

Spotless, tastefully updated, two bedroom, two full bathroom corner home, with 500 square foot private terrace!

**THE SUITE** - nicely laid out with good separation between bedrooms. Large corner living room with dedicated dining area. Contemporary stone fireplace with remote control gas insert. All stainless appliances including Bosch dishwasher and Kitchen-Aid fridge. Huge master with walk in closet. Bright, private northeast exposure. City/mountain views and exceptional patio space directly off living room.

**THE BUILDING** - exclusive 14 home complex with state of the art all new rainscreen exterior in 2014. Swiss Pearl composite siding plus all new doors, windows and balconies. Newer plumbing and roof. Rentals and cats OK. Lovely quiet residential location steps to everything!





WELCOME TO SOUTH GRANVILLE

# Where West Coast lifestyle meets with city convenience.



**\$659,900**  
 101 1315 W. 7th Avenue, VANCOUVER  
 MLS V1124847

<b>TOTAL LIVING SPACE</b> 1109 sqf	<b>BEDROOMS</b> 2	<b>MONTHLY FEES</b> \$367
<b>OUTDOOR SPACE</b> Terrace	<b>BATHROOMS</b> 2	<b>ANNUAL TAX</b> \$2131 (2014)
<b>CONSTRUCTION TYPE</b> wood-frame	<b>STORAGE</b> yes	<b>WALK SCORE</b> 96/100
<b>YEAR BUILT</b> 1982	<b>RESTRICTIONS</b> rentals allowed, Cats OK.	
<b>PARKING</b> underground	<b>EXPOSURE</b> north-east	

**SPACIOUS**  
Well laid-out and spacious, this home offers 1109 sq ft of living space; plenty of room for house-sized furniture.

**HUGE TERRACE**  
600 square feet of outdoor living space; perfect for entertaining or relaxing, enjoying your Northern views.

**RAINSCREENED**  
This 1982 building has had extensive updates, including rainscreening, new doors, and new windows.

**FEATURED HIGHLIGHTS**

**FLEXIBILITY**  
Rentals are allowed here, and cats are allowed as well.

**MODERN TOUCH**  
Nice updates inside the home, including a stunning stone fireplace, and stainless appliances.

**DESIREABLE LOCATION**  
South Granville is THE place to be. Fantastic shopping and downtown connections.