





Main Floor Plan
Floor Area: 585 sq.ft.
Ceiling Height: 8.5 ft.

Upper Floor Plan
Floor Area: 609 sq.ft.
Ceiling Height: 8 ft.

Top Floor Plan
Floor Area: 536 sq.ft.
Ceiling Height: 8 ft.

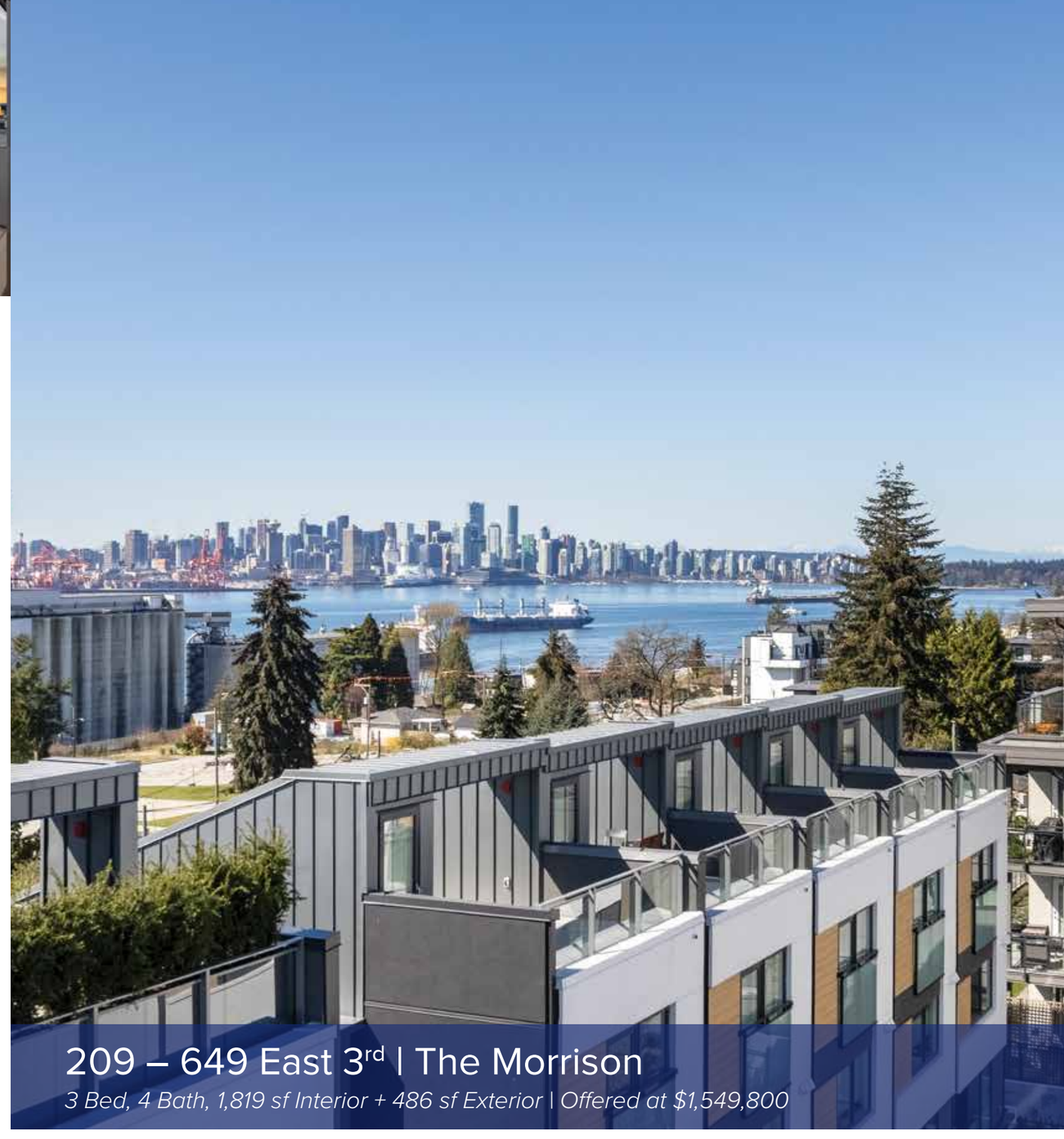
Deck Floor Plan
Floor Area: 89 sq.ft.

Main Floor:	585 sq.ft.
Upper Floor:	609 sq.ft.
Top Floor:	536 sq.ft.
Deck Floor:	89 sq.ft.
Total:	**1,819 sq.ft.**

Auxiliary Area

Storage:	75 sq.ft.
Deck:	298 sq.ft.
Balconies:	188 sq.ft.

Floor plan not suitable for architectural/construction purposes. ANSI Z765 standard used to calculate square footage. Buyer to verify.



209 – 649 East 3rd | The Morrison

3 Bed, 4 Bath, 1,819 sf Interior + 486 sf Exterior | Offered at $1,549,800



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Spacious & Stylish in The Morrison, a boutique collection of architecturally stunning townhomes.

This gorgeous home presents over 1,800 sf comfortably spread over 3 levels with 3 large bedrooms, 4 bathrooms + den. 3 generous outdoor areas including an incredible sun-drenched rooftop patio showcasing unobstructed city, ocean, and mountain views.

Open concept living with a premium integrated Bosch appliance package, 9' quartz island, wide-plank oak flooring, and sleek cabinetry. Other features including radiant in-floor heating, A/C, and expansive windows flooding the home with natural light.

Adjacent to family favorite Moodyville Park and just a short stroll to the vibrant Shipyards District and amenity rich Lower Lonsdale.

LEED Gold registered. Strata fees include heat & hot water. 2 parking (w/ outlet) + extra-large locker. 2-5-10 Warranty in place.

Interior Living Areas:	1,819 sf
Outdoor Space:	486 sf
Bedrooms:	3
Bathrooms:	4
Built:	2020 (2-5-10 Warranty in place)
Strata Fees:	$526.59/month
Property Tax:	$3,003.50 (2020)
Pets and Rentals:	Allowed
Parking:	2 Stalls (Tandem)
Locker:	1 large Locker



**This correspondence is not meant to cause or induce a breach of any existing agency agreement.*
**While efforts have been made to ensure the accuracy of the information contained herein, it is not guaranteed, and should be verified by the buyer(s) if deemed important.*