

GAVIN HUGHES

REAL ESTATE TEAM

 LOVE YOUR NEIGHBOURHOOD



411 - 138 EAST HASTINGS ST

DOWNTOWN VE | VANCOUVER

\$365,000

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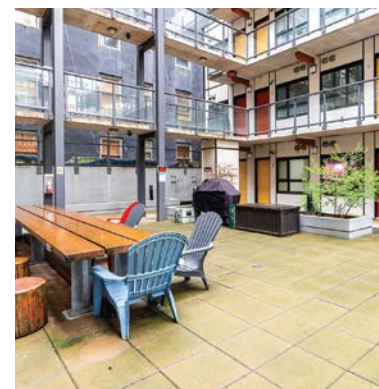
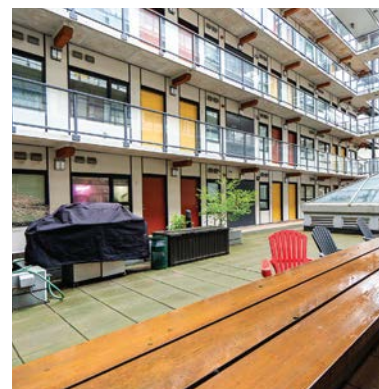
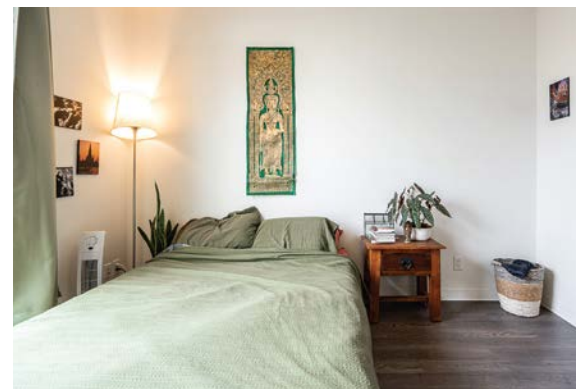
FOR MORE INFO AND ADDITIONAL MEDIA:
www.gavinhughes.ca



OAKWYNREALTY



Yes this is a challenging street - but this wonderful starter home is in modern building and adjacent to some of the coolest restaurants and nightlife in Downtown Vancouver!



411 - 138 E HASTINGS ST

\$365,000 | VANCOUVER

Best value in the city! Great opportunity to get on the property ladder or to invest! This 1BR unit has everything you need in a bright, efficient floorplan. The bedroom is north facing the mountains and has room enough for a queen bed, while the cozy living room faces the quiet interior courtyard of the complex. The kitchen maximizes space with quartz countertops, white cabinetry and a combo washer/dryer for in-suite laundry. The modern, white tiled bathroom features a rainfall shower. Get to know your neighbours with a mezzanine open air common area, long table, barbecue and community garden. Unit has 1 secure parking and building features secure elevator, garbage chute and gated access. Great for anyone working downtown, walk to great restaurants and nightlife in Chinatown or Gastown.

HIGHLIGHTS

- Built in 2015
- Quiet interior courtyard
- Open air walkway to enter
- Wide plank laminate flooring
- Quartz countertop
- Frigidair range and microwave
- Blomberg integrated fridge
- In-suite laundry (combo)
- Mountain view from bedroom
- Low maintenance fees
- Walk-in, rainfall shower
- Great for first time buyer/investor
- Walk to Chinatown / Gastown

SPECS

Main Floor:	452 sq. ft.
Bedrooms:	1 (10'6 x 12'1)
Bathrooms:	1 full (shower)
Parking:	1 underground (entry from lane)
Features:	Clothes Washer/Dryer (combo) Fridge/Stove/Microwave
Style of Home:	Condo, interior unit
Construction:	Concrete; wood-frame
Title:	Freehold Strata
Taxes:	\$1,018.00 (2023)
Maintenance Fees:	\$266.99
Storage Locker:	No (can be rented, if available)
Restrictions:	No short term rentals, 2 pets
Amenities:	Bike Room, Courtyard, Elevator, Community Garden

NEARBY AMENITIES

- Nesters Market
- The Rickshaw Theatre
- Tacofino
- The Keefer Bar
- New Town Bakery & Restaurant
- Local Public Eatery
- Dr Sun Yat-Sen Garden
- Andy Livingstone Park
- The Pint Public House
- International Village Movie Theatre
- Union Street Shops
- On several transit routes

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411 - 138 HASTINGS STREET EAST
VANCOUVER, BC

LIVING AREA 452 SQ.FT.

CEILING HEIGHT 8'-10"

keyplan



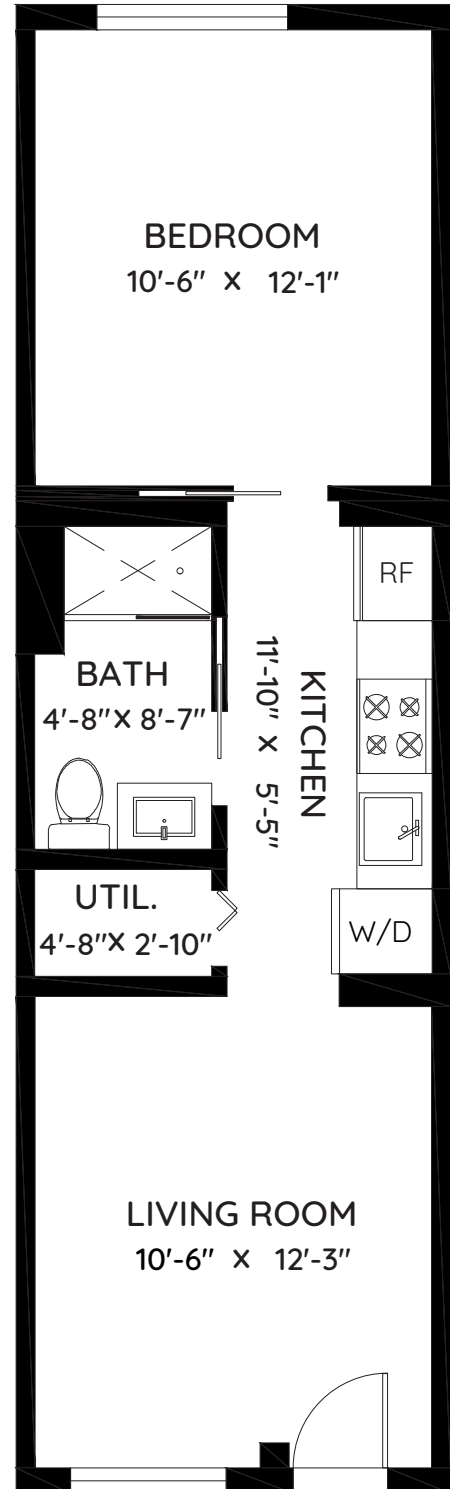
0 ft 3 ft 5 ft 10 ft



The floor plan and measurements are approximate, typically within +/- 2%. These are intended strictly for advertising purposes.

They may encompass unfinished areas and are not intended for architectural or construction applications.

There may be variances in the numbers if there were restrictions on property access or if taking precise measurements at the time of measuring isn't feasible. E&O Insured.



The enclosed information while deemed to be correct, is not guaranteed.
Gavin Hughes, Personal Real Estate Corporation



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