

GAVIN HUGHES

REAL ESTATE TEAM

 LOVE YOUR NEIGHBOURHOOD



309 - 1050 JERVIS STREET

WEST END VW | VANCOUVER

\$569,000

GAVIN HUGHES
PREC, Realtor®
604-626-6618
gavin@gavinhughes.ca

NOVA KOOCHER
Realtor®
604-728-3423
nova@gavinhughes.ca

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



OAKWYNREALTY



This home is anything but cookie-cutter, with unique archways and warm hardwood floors looking out to a tree-lined street view, this home is the very definition of the charming West End neighbourhood.



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Great value for freehold condo in the heart of the West End! This 1 BR / 1BA upper floor unit features a spacious layout with a bright living/dining area. Partial view of mountains from the large west facing window with lots of afternoon light. Kitchen has unique arches giving warmth and character plus granite counters, stainless steel appliances plus brand new fridge. Unit was completely updated in 2010 with recessed lighting, hardwood floors, crown moldings, dark wood cabinetry and updated bathroom. Well maintained building with plumbing, roof, windows, boilers done in 2008, plus recent interior updates and painting. Unit is top floor, not under the penthouse. Enjoy one of the best walking locations in the West End, central to Robson, Davie, English Bay. Pets: 2 cats or 1 medium dog!

HIGHLIGHTS

- Unit renovated in 2010
- Brand new \$4k fridge
- Stainless steel appliances
- Recessed lighting in main area
- Smoothed ceilings in main area
- Granite countertops
- Custom cabinetry
- Hardwood floors
- Spacious interior
- Large, west facing windows
- Treed view to south west
- Peek-a-boo mountain view to north
- Small, well run strata
- Many building updates

SPECS

Main Floor:	611 sq. ft.
Bedrooms:	1
Bathrooms:	1
Parking:	Street parking (with permit)
Features:	Fridge/Stove/DW/Microwave
Style of Home:	Inside, Upper Floor Unit
Construction:	Wood Frame
Foundation:	Concrete Perimeter
Title:	Freehold Strata
Taxes:	\$1,495.47 (2023)
Maintenance Fee:	\$456.00
Units in Building:	25 Units
Storage Locker:	Yes
Rental Restriction:	No short term
Pet Restriction:	1 Medium size dog or 2 cats
Laundry:	Shared laundry (washer dryer hookups in bathroom but require strata approval)

SCHOOLS & AMENITIES

- Central West End location
- Lord Roberts Elementary
- King George Secondary
- 2 Blocks to Davie Street
- 3 Blocks to Robson Street
- West End Community Centre
- Nelson Park
- 10 min walk to English Bay / Sunset Beach
- 10 min walk to Financial District
- Easy access to transit
- Walkscore of 98
- Surrounded by shops and restaurants

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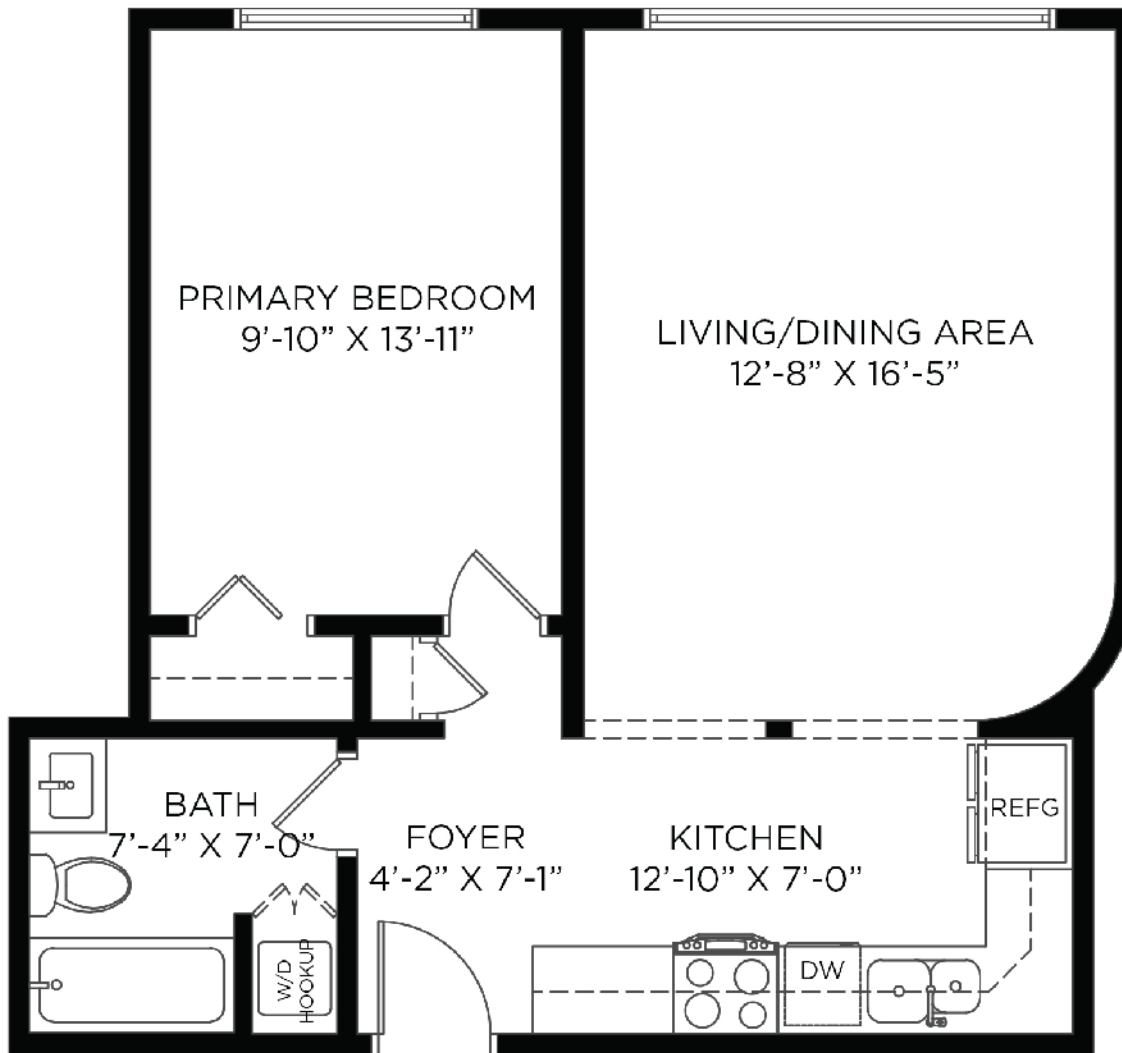
#309-1050 JERVIS ST

VANCOUVER, BC

1 BEDROOM + 1 BATHROOM

TOTAL INTERIOR: 611 SQ.FT.

CEILING HEIGHT: 8'-0"



ENTRANCE

OPTIMUM
FLOOR PLAN DESIGNS



Floor plan not suitable for architectural/construction purposes. ANSI Z765 stand used to calculate square footage. Buyer to verify. E&O insured for \$1,000,000.

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

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