

GAVIN HUGHES

REAL ESTATE TEAM



LOVE YOUR NEIGHBOURHOOD



1880 FRANCES STREET

HASTINGS | VANCOUVER

\$949,000

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With three outdoor zones there is a place for entertaining friends and family, sunbathing with a quiet book or weeknight barbecues with a local craft beer on the balcony.



1880 FRANCES STREET

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East Van charm at The Frances just steps from the East Village and Commercial Drive. This modern and bright 2BR/2BA corner townhome features three outdoor spaces including a huge front patio, a secure courtyard patio and a side balcony perfect for summer dining al fresco. Oak cabinetry and built-in appliances compliment the hardwood floors and bright glass panels allow light to reflect through the space. Primary bedroom has sliding doors to the patio along with walkthrough closet and ensuite bathroom. The second bedroom has access to the courtyard patio and would also make a great home office. Built in 2018 with some warranty still remaining, this boutique community is close to Bosa Foods, plus great shopping, East Van breweries and dining. 2 pets ok, lower floor access door to parking.

HIGHLIGHTS

- Engineered hardwood floors
- Integrated appliances
- Quartz countertops
- Lots of cabinet space
- Corner unit
- North facing, cool in summer
- View of treed street
- Part city view, northwest corner
- Large full height windows
- Glass & stainless steel feature wall
- 2 Storage lockers
- In suite laundry
- Lower floor access to parking
- Several outdoor spaces

SPECS

Main Floor:	540 sq. ft.
Lower Floor:	383 sq. ft.
Total Floor Area:	923 sq. ft.
Bedrooms:	2 (one lower, one upper)
Bathrooms:	2 full (one is ensuite)
Parking:	1 secure garage under building (#8)
Storage Locker:	2 (#23 & #24)
Features:	Washer/Dryer/Fridge/Stove/DW/Microwave
Style of Home:	Townhome, corner unit
Construction:	Wood Frame
Foundation:	Concrete Perimeter
Title:	Freehold Strata
Taxes:	\$2,822.75 (2024)
Total Units in Strata:	15
Maintenance Fees:	\$461.31
Amenities:	Insuite laundry, Storage
Restrictions:	2 dogs or cats allowed No short term rentals allowed

NEIGHBOURHOOD & AMENITIES

- Britannia Elementary
- Britannia Secondary
- French Immersion nearby
- Commercial Drive shops
- The East Village shops
- Grandview Park
- Bosa Foods
- Victoria Park
- Close to Trout Lake
- Britannia Community Centre
- Easy access to transit
- Central location to Downtown and Hwy 1

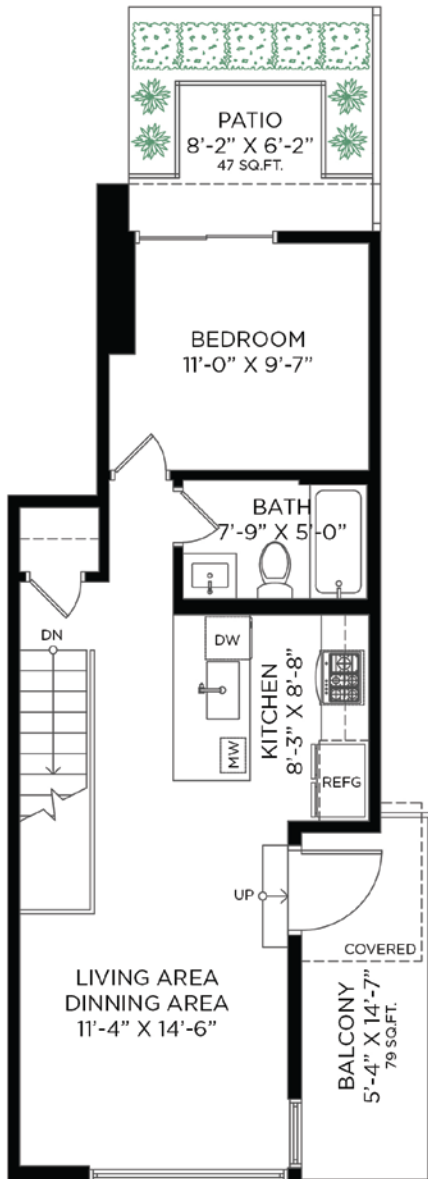
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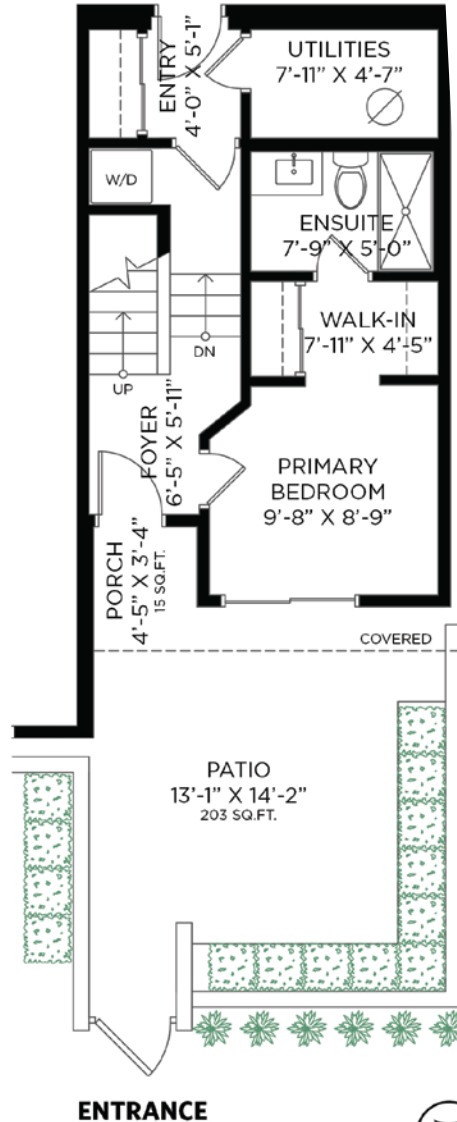
MAIN FLOOR - 540 SQ.FT.

CEILING HEIGHT: 8'-10"



LOWER FLOOR - 383 SQ.FT.

CEILING HEIGHT: 8'-0" TO 9'-9"



1880 FRANCES ST VANCOUVER, BC

2 BEDROOMS + 2 BATHROOMS

LOWER FLOOR: 383 SQ.FT.

MAIN FLOOR: 540 SQ.FT.

TOTAL INTERIOR: 923 SQ.FT.

EXTERIOR LIVING: 344 SQ.FT.

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.

ENTRANCE



FIND OUT MORE ABOUT THESE NEIGHBOURHOODS

**THE
DRIVE**



**THE
EAST
VILLAGE**



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

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