

# GAVIN HUGHES

REAL ESTATE TEAM

 LOVE YOUR NEIGHBOURHOOD



204 - 975 EAST BROADWAY

MOUNT PLEASANT VE | VANCOUVER

\$465,000

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FOR MORE INFO AND ADDITIONAL MEDIA:  
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OAKWYN REALTY





With lots of in suite storage, this fully updated unit has great potential as a rental or for a first time buyer.



# 204 - 975 EAST BROADWAY

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BELOW ASSESSED for a 1 BR / 1 BA condo in Mount Pleasant and close to Commercial Dr with a full renovation in 2016/2017. This 600 sf unit features updated kitchen including countertops, cabinets, appliances, kitchen plumbing and lighting. Bathroom updates including tub surround, vanity/sink, toilet, bathroom plumbing and lighting. Updated laminate flooring throughout the unit plus crown mouldings and updated lighting. Unit is on the quiet side of the building and balcony faces the lane. Unit features a small flex room that could be used for additional storage or a small office. Building features shared laundry and allows 2 cats. Great location close to VCC, Emily Carr, Skytrain and bus. 1 parking / 1 storage locker.

## HIGHLIGHTS

- 1 BR / 1 BA
- Quiet side of building
- Good sized balcony
- Low maintenance fee
- Potential for strata wind-up
- 2 cats allowed
- Updated kitchen
- Updated bathroom
- Laminate floors
- Updated plumbing
- Updated lighting
- Storage or small den area

## SPECS

Main Floor:	600 sq. ft.
Outdoor Area:	49 sq. ft.
Taxes:	\$1,352.01 (2024)
Storage Locker:	Yes (#2)
Parking:	Underbuilding (#6)
Laundry:	Shared
Features:	Dishwasher, Microwave, Refrigerator, Stove
Style of Home:	Inside unit
Construction:	Wood Frame
Title:	Freehold Strata
Maintenance Fees:	\$364.82
Pets:	2 Cats Allowed w/Restrictions
Building Features:	Elevator, shared laundry
Restrictions:	No short term rentals under 30 days; No smoking

## SCHOOLS & AMENITIES

- China Creek Park
- Vancouver Community College
- Emily Carr University
- Walk to Skytrain
- Bus stop out front
- Loblaws City Market
- Close to Main Street shops
- Close to Commercial Drive
- Access to bicycle routes
- 15 minutes to downtown
- 15 minutes to Highway 1
- Mount Pleasant Community Centre

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