



103-1005 BROUGHTON ST. 1 BED | 1 BATH | 678 SQ. FT.

Discover urban living at its finest in this inviting corner unit condo located in the heart of Vancouver's dynamic West End. With plenty of windows providing abundant natural light with 1 patio and 1 good size balcony, this comfortable freehold condo offers a prime location just steps away from trendy amenities and cultural hotspots like Denman St, English Bay and Stanley Park. Enjoy in-suite laundry, a cozy fireplace, a bright kitchen, a separate dining area, a spacious parking stall, a locker, a bike room and more. This is a quiet serene location in a small intimate 8 suite self managed building. Pets and rentals are okay. Move right in or perfect for rental.

NEIGHBOURHOOD HIGHLIGHTS

Elementary School

Lord Roberts Elementary

High School

King George Secondary

French Immersion - Secondary

Kitsilano Secondary

WALK SCORE: 98

BIKE SCORE: 92

TRANSIT SCORE: 94

Keith Roy
AND ASSOCIATES

604-210-2933
team@KeithRoy.com
KeithRoy.com



RE/MAX



KEITH ROY, PREC*



GREG DENT



GREGORY ANDRUFF, PREC*



TARYN LEES



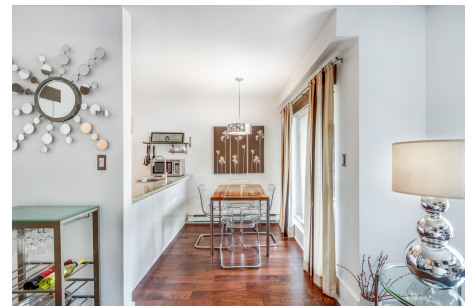
SARAH HOPKINS



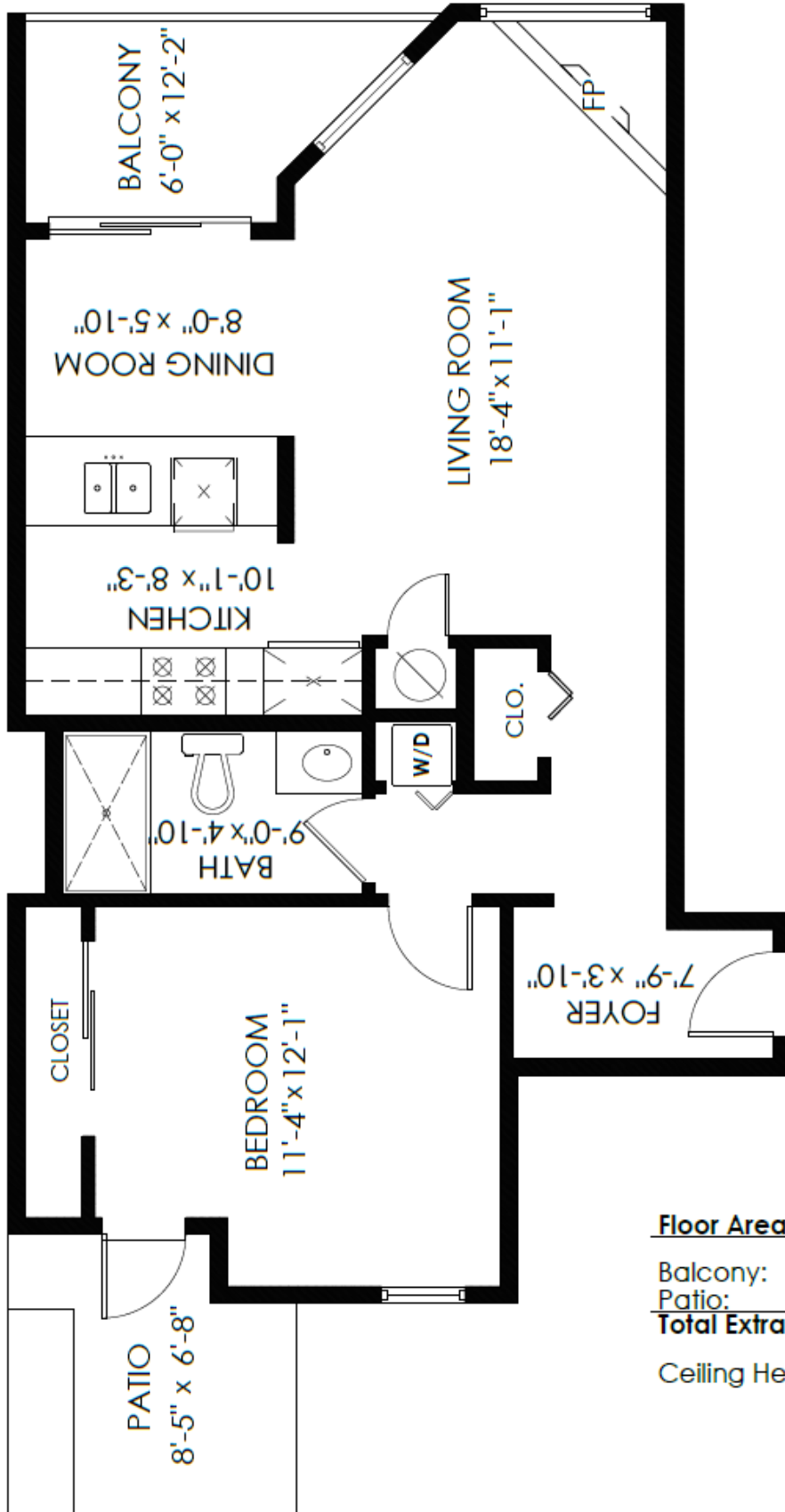
EMMA HAMEL

103-1005 BROUGHTON ST.

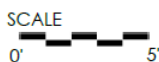
1 BED | 1 BATH | 678 SQ. FT.



View additional photos & 3D tour at www.KeithRoy.com



| | |
|------------------------|-------------------|
| Floor Area: | 678 sq.ft. |
| Balcony: | 56 sq.ft. |
| Patio: | 55 sq.ft. |
| Total Extras: | 111 sq.ft. |
| Ceiling Height: | 8'-0" |





Presented by:
Gregory Andruff PREC*
 Keith Roy and Associates
 RE/MAX Select Realty
 Phone: 778-899-4267
<http://www.vancouverpropertyfinder.com>
gregandruff@remax.net



Active
R2871587

Board: V
 Apartment/Condo

103 1005 BROUGHTON STREET

Vancouver West
 West End VW
 V6G 2A7

Residential Attached

\$639,000 (LP)
 (SP)



Sold Date: _____ If new,GST/HST inc?: _____ Original Price: **\$639,000**
 Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **1991**
 Frontage(feet): _____ Bathrooms: **1** Age: **33**
 Frontage(metres): _____ Full Baths: **1** Zoning: **RM-5**
 Depth / Size (ft.): _____ Half Baths: **0** Gross Taxes: **\$1,737.94**
 Sq. Footage: **0.00** P.I.D.: **017-502-411** For Tax Year: **2023**
 Flood Plain: _____ View: **No** Tax Inc. Utilities?: **No**
 Complex / Subdiv: **PARKSIDE PLACE** Tour: **Virtual Tour URL**
 First Nation _____
 Services Connctd: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **End Unit, Ground Level Unit**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage Underbuilding**
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood**

Renovations: _____ Reno. Year: _____
 # of Fireplaces: **1** R.I. Fireplaces: _____ Rain Screen: **No**
 Fireplace Fuel: **Gas - Natural** Metered Water: _____
 Fuel/Heating: **Baseboard, Electric, Natural Gas** R.I. Plumbing: _____
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Legal: **STRATA LOT 3, BLOCK 185, PLAN LMS158, DISTRICT LOT 185, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, In Suite Laundry, Storage, Wheelchair Access**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW**

| | | | |
|--|---|-------------------------------|-------------------------|
| Finished Floor (Main): 678 | Units in Development: 8 | Tot Units in Strata: 8 | Locker: Yes |
| Finished Floor (Above): 0 | Exposure: _____ | Storeys in Building: 4 | |
| Finished Floor (AbvMain2): 0 | Mgmt. Co's Name: First Service / Self Managed | Mgmt. Co's #: _____ | |
| Finished Floor (Below): 0 | Maint Fee: \$578.69 | Council/Park Apprv?: _____ | |
| Finished Floor (Basement): 0 | Maint Fee Includes: Garbage Pickup, Gardening, Gas, Management | | |
| Finished Floor (Total): 678 sq. ft. | Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed | | |
| Unfinished Floor: 0 | Restricted Age: _____ | # of Pets: 2 | Cats: _____ Dogs: _____ |
| Grand Total: 678 sq. ft. | # or % of Rentals Allowed: _____ | | |
| Suite: None | Short Term(<1yr)Rnt/Lse Alwd?: No | | |
| Basement: None | Short Term Lse-Details: _____ | | |
| Crawl/Bsmt. Ht: _____ | | | |
| # of Kitchens: 1 | | | |
| # of Levels: 1 | | | |
| # of Rooms: 5 | | | |

| Floor | Type | Dimensions | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-------------|-------------|-------|------|------------|------|-------|-------------|----------|
| Main | Foyer | 7'9 x 3'10 | | | x | 1 | Main | 3 | No |
| Main | Living Room | 18'4 x 11'1 | | | x | 2 | | | |
| Main | Dining Room | 8' x 5'10 | | | x | 3 | | | |
| Main | Kitchen | 10'1 x 8'3 | | | x | 4 | | | |
| Main | Bedroom | 11'4 x 12'1 | | | x | 5 | | | |
| | | x | | | x | 6 | | | |
| | | x | | | x | 7 | | | |
| | | x | | | x | 8 | | | |

Keith Roy
 AND ASSOCIATES

604-210-2933
 team@KeithRoy.com
 KeithRoy.com



RE/MAX



KEITH ROY, PREC*



GREG DENT



GREGORY ANDRUFF, PREC*



TARYN LEES



SARAH HOPKINS



EMMA HAMEL

*Denotes Personal Real Estate Corporation.