



## NEIGHBORHOOD HIGHLIGHTS

Elementary School

Lord Roberts Elementary

High School

King George Secondary

French Immersion

General Gordon Elementary

Kitsilano Secondary

WALK SCORE: 91

TRANSIT SCORE: 83

# 1501-1003 BURNABY STREET

## 1 BED, 1 BATH, 547 SQ. FT.

This recently updated home is not to be missed! The home was recently painted, has new floors & refreshed kitchen with new stainless steel appliances. The convenient location has great views and is just around the corner from Davie Village, the Sea Wall and Aquatic Centre. The well-run strata has a fully equipped fitness centre, Hollywood-style screening room, bike room, and a beautiful inner courtyard. The home has a large walk-in closet that fits a desk/crib or just more shoes! Rentals are not a problem and you can bring your pets. Also, secure parking and a storage locker are included. Don't miss this great option.

**\$599,000**

Keith Roy, PREC\*

Taryn Lees

Greg Dent

Greg Andruff, PREC\*

Sarah Hopkins

**Keith Roy**  
AND ASSOCIATES

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**RE/MAX**

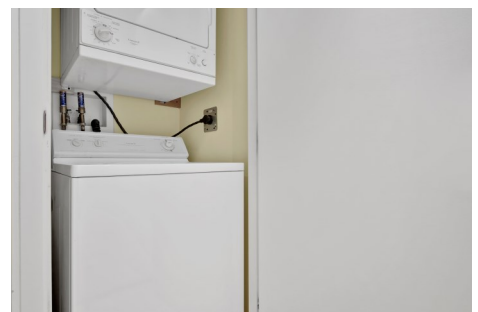
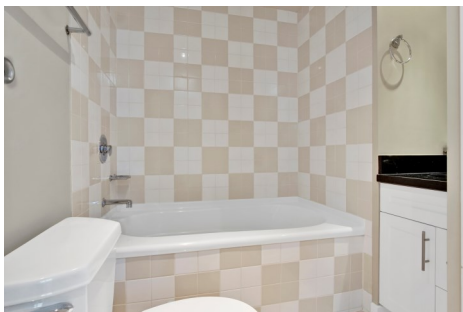
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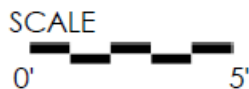
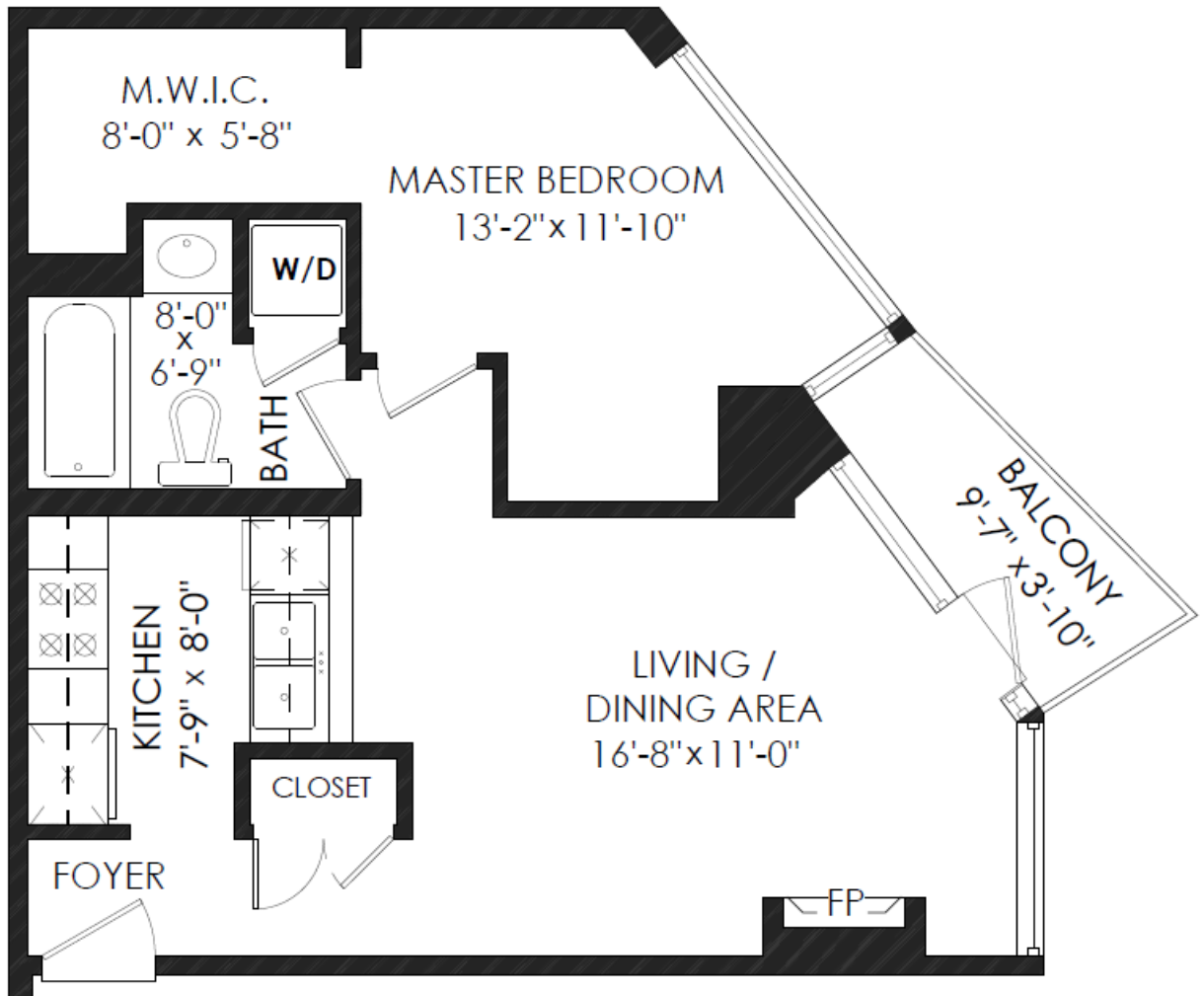


# 1501-1003 BURNABY STREET

View additional photos & 3D tour at [www.VancouverPropertyFinder.com](http://www.VancouverPropertyFinder.com)



<b>Floor Area:</b>	<b>547 sq.ft.</b>
Balcony:	35 sq.ft.
Ceiling Height:	8'-0"



Measurements, Design & Scanning | 604-329-5788

E&O Insured. Total square foot calculated to gross unit area. SOFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance. [www.PixiWorks.com](http://www.PixiWorks.com)



Presented by:  
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**Active**  
**R2555583**  
 Board: V  
 Apartment/Condo

**1501 1003 BURNABY STREET**  
 Vancouver West  
 West End VW  
 V6E 4R7

Residential Attached  
**\$599,000 (LP)**  
 (SP) **M**



Sold Date:  
 Meas. Type: **Feet**  
 Depth / Size (ft.):  
 Lot Area (sq.ft.): **0.00**  
 Flood Plain:  
 Council Apprv?:  
 Exposure: **East, North**  
 If new, GST/HST inc?:  
 Mgmt. Co's Name: **QUAY PACIFIC**  
 Mgmt. Co's Phone: **604-521-0876**  
 View:  
 Complex / Subdiv: **MILANO**  
 Services Connected: **Community, Electricity, Water**  
 Sewer Type:

Frontage (feet):  
 Frontage (metres):  
 Bedrooms: **1**  
 Bathrooms: **1**  
 Full Baths: **1**  
 Half Baths: **0**  
 Maint. Fee: **\$385.31**

Original Price: **\$599,000**  
 Approx. Year Built: **1999**  
 Age: **22**  
 Zoning: **CD1**  
 Gross Taxes: **\$1,571.40**  
 For Tax Year: **2020**  
 Tax Inc. Utilities?: **No**  
 P.I.D.: **024-360-911**  
 Tour: **Virtual Tour URL**

Style of Home: <b>Inside Unit, Upper Unit</b>	Total Parking: <b>1</b> Covered Parking: <b>1</b> Parking Access:
Construction: <b>Concrete</b>	Parking: <b>Garage; Underground</b>
Exterior: <b>Concrete, Glass</b>	Locker:
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>CLOSE</b> Dist. to School Bus: <b>CLOSE</b>
Rain Screen:	Units in Development: <b>142</b> Total Units in Strata: <b>142</b>
Renovations:	Title to Land: <b>Freehold Strata</b>
Water Supply: <b>City/Municipal</b>	Metered Water:
Fireplace Fuel: <b>Gas - Natural</b>	R.I. Fireplaces:
Fuel/Heating: <b>Baseboard, Electric</b>	# of Fireplaces: <b>1</b>
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>	Property Disc.: <b>Yes</b>
Type of Roof: <b>Other</b>	Fixtures Leased: <b>No</b>
	Fixtures Rmvd: <b>No</b>
	Floor Finish: <b>Laminate</b>

Maint Fee Inc: **Garbage Pickup, Gas, Hot Water, Management, Recreation Facility**  
 Legal: **STRATA LOT 111, PLAN LMS3778, DISTRICT LOT 185, GROUP 1, 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: **Bike Room, Elevator, Exercise Centre**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	7'9 x 8'			x			x
Main	Living Room	16'8 x 11'			x			x
Main	Master Bedroom	13'2 x 11'10			x			x
Main	Walk-In Closet	8' x 5'8			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>547</b>	# of Rooms: <b>4</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath: <b>1</b>	Floor: <b>Main</b>	# of Pieces: <b>4</b>	Ensuite?: <b>No</b>	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			2				Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			3				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: Cats: <b>Yes</b> Dogs: <b>Yes</b>			4				Pool:
Finished Floor (Total): <b>547 sq. ft.</b>	# or % of Rentals Allowed:			5				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			6				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			7				
Grand Total: <b>547 sq. ft.</b>				8				

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**Keith Roy AND ASSOCIATES**

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