

**Active**  
**R2952084**  
 Board: V, Attached  
 Apartment/Condo

**311 1990 E KENT AVENUE SOUTH**

Vancouver East  
 South Marine  
 V5P 4X5

**\$820,000** (LP)  
 (SP)



Days on Market: **0** List Date: **1/2/2025** Seller's Acceptance Date:  
 Orig. Price: **\$820,000** Expiry Date: **3/31/2025** Subject Removal Date:  
 Prev. **\$0** Completion Date:

Meas. Type: **Feet** If new,GST/HST inc?: **No** Approx. Year Built: **1996**  
 Frontage (feet): Bedrooms: **2** Age: **29**  
 Frontage (metres): Bathrooms: **2** Zoning: **CD-1**  
 Depth/Size: Full Baths: **2** Gross Taxes: **\$2,335.06**  
 Sq. Footage: **0.00** Half Baths: **0** For Tax Year: **2024**  
 Flood Plain: P.I.D.: **019-158-343** Tax Inc. Utilities?: **No**  
 View: **Yes : FRASER RIVER** Tour: **Virtual Tour URL**  
 Complex / Subdiv: **HARBOUR HOUSE**  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Upper Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**

Renovations: **Partly** Reno. Year: **2023**  
 #of Fireplaces: **1** R.I. Fireplaces: Rain Screen: **Partia**  
 Fireplace Fuel: **Gas - Natural** Metered Water:  
 Fuel/Heating: **Baseboard, Electric** R.I. Plumbing:  
 Outdoor Area: **Patio(s)** Fixtures Rmvd: **No :**  
 Type of Roof: **Torch-On** Floor Finish: **Laminate, Tile**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
 Parking: **Garage Underbuilding**  
 Dist. to Public Transit: **2 BLK** Dist. to School Bus: **5 BLK**  
 Title to Land: **Freehold Strata** Land Lease Expiry Year:  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes:**  
 Fixtures Leased: **No :**

Legal: **STRATA LOT 30, PLAN LMS1816, DISTRICT LOT 328 & 7825, GROUP 1, NEW WESTMINSTER LAND DISTRICT, UNDIV 1062/91180 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE** Municipal Charges  
 Amenities: **Bike Room, Club House, Elevator, Exercise Centre, Garden, In Suite Laundry, Recreation Center, Swirlpool/Hot Tub, Wheelchair** Garbage:  
 Water:  
 Dyking:  
 Sewer:  
 Other:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Waterfront Property**  
 Features: **CltHwsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave**

Finished Floor (Main): <b>1,090</b>	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$599.45</b>	Council/Park Apprv:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Gas, Management, Recreation Facility</b>		
Finished Floor (Total): <b>1,090sq. ft.</b>	Bylaw Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Unfinished Floor: <b>0</b>	Restricted Age:		
Grand Total: <b>1,090sq. ft.</b>	# or % of Rentals Allowed:		
Suite:	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
Basement: <b>None</b>	Short Term Lse-Details:		
Crawl/Bsmt. Ht:			
# of Kitchens: <b>1</b>			
# of Levels: <b>1</b>			
# of Rooms: <b>7</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Foyer	4'8 x 5'9			x	1	Main	3	No
Main	Kitchen	7'10 x 8'3			x	2	Main	4	Yes
Main	Dining Room	12'11 x 7'11			x	3			
Main	Living Room	12'11 x 14'10			x	4			
Main	Bedroom	10'3 x 11'3			x	5			
Main	Primary Bedroom	11'0 x 4'5			x	6			
Main	Storage	5'0 x 6'0			x	7			
					x	8			

List Broker 1: **RE/MAX Crest Realty - OFC: 604-602-1111** List Broker 3:  
 List Desig Agt 1: **Joseph Vallee - Phone: 604-803-7355** **joevallee@gmail.com**  
 List Broker 2: **3** Appointments: **Touchbase**  
 List Desig Agt 2: **3** Call: **TB / JOE**  
 Buyer's Broker 1: **3** Phone: **604-803-7355**  
 Buyer's Agent 1: **2** 3:  
 Owner: **DAVID LINDSAY ADDERLEY & KAREN LEE ADDERLEY**  
 Commission: **3.255% ON 1ST \$100K / 1.1625% OF SALE BALANCE**  
 Occupancy: **Owner**

Realtor **More Photos, Floorplan and Info at www.joevallee.com. All measurements are approximate. Parking #141, lockers rented from strata there is a waiting list. Water & Flood deductible \$100K. Prof. Measured at 1,090 sq ft Strata plan says 1,060 sq ft. Pet Restrictions - no more than 2 cats or 2 dogs. Microwave Currently Broken. A/C can be installed**

**WATER VIEW PROPERTY**-Located at the Harbour House at Tugboat Landing, in one of the best areas in Vancouver south east. Relax with serene waterfront living with this charming 2-bed, 2-bath home. Perfect for relaxation & entertainment, the spacious layout accommodates full-sized furniture & offers a seamless flow throughout. The kitchen, features stainless steel appliances, microwave/hoodfan, open bar to the dining space, ideal for engaging with guests while preparing meals. Cozy up in the generous living room by the gas fireplace, or step out onto the balcony to enjoy breathtaking sunsets over the courtyard pond and river. Both bedrooms offer ample space, with water views, the primary bedroom boasting a king-size bed capacity, a walk-in closet & an ensuite with both a bathtub & shower.