



#### NEIGHBORHOOD HIGHLIGHTS

##### Elementary School

Mount Pleasant Elementary

##### High School

Vancouver Technical Secondary

##### French Immersion

Laura Secord Elementary

Vancouver Technical Secondary

WALK SCORE: 87

BIKE SCORE: 80

TRANSIT SCORE: 86

# 314-440 EAST 5th AVENUE

1 BED, 1 BATH, 614 SQ. FT.

This well maintained 1 bedroom condo has an efficient classic layout. Large bedroom and living space with beautiful treed balcony. Rare top floor unit with skylights! Move in ready, or bring your design ideas! Steps to everything main street has to offer, plus walking distance to Olympic village, seawall, Skytrain (including the new Broadway line), and parks. Comes with 1 parking, bike room. Strata fees include heat and hot water.

**\$575,000**

**Keith Roy**  
AND ASSOCIATES

604.210.2933  
team@keithroy.com  
www.KeithRoy.com



**RE/MAX**



Keith Roy PREC



Taryn Lees



Greg Dent



Sarah Hopkins



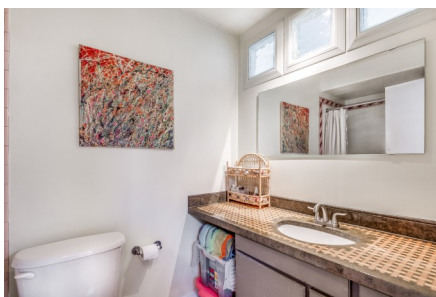
Greg Andruff PREC



Emma Hamel

# 314-440 EAST 5th AVENUE

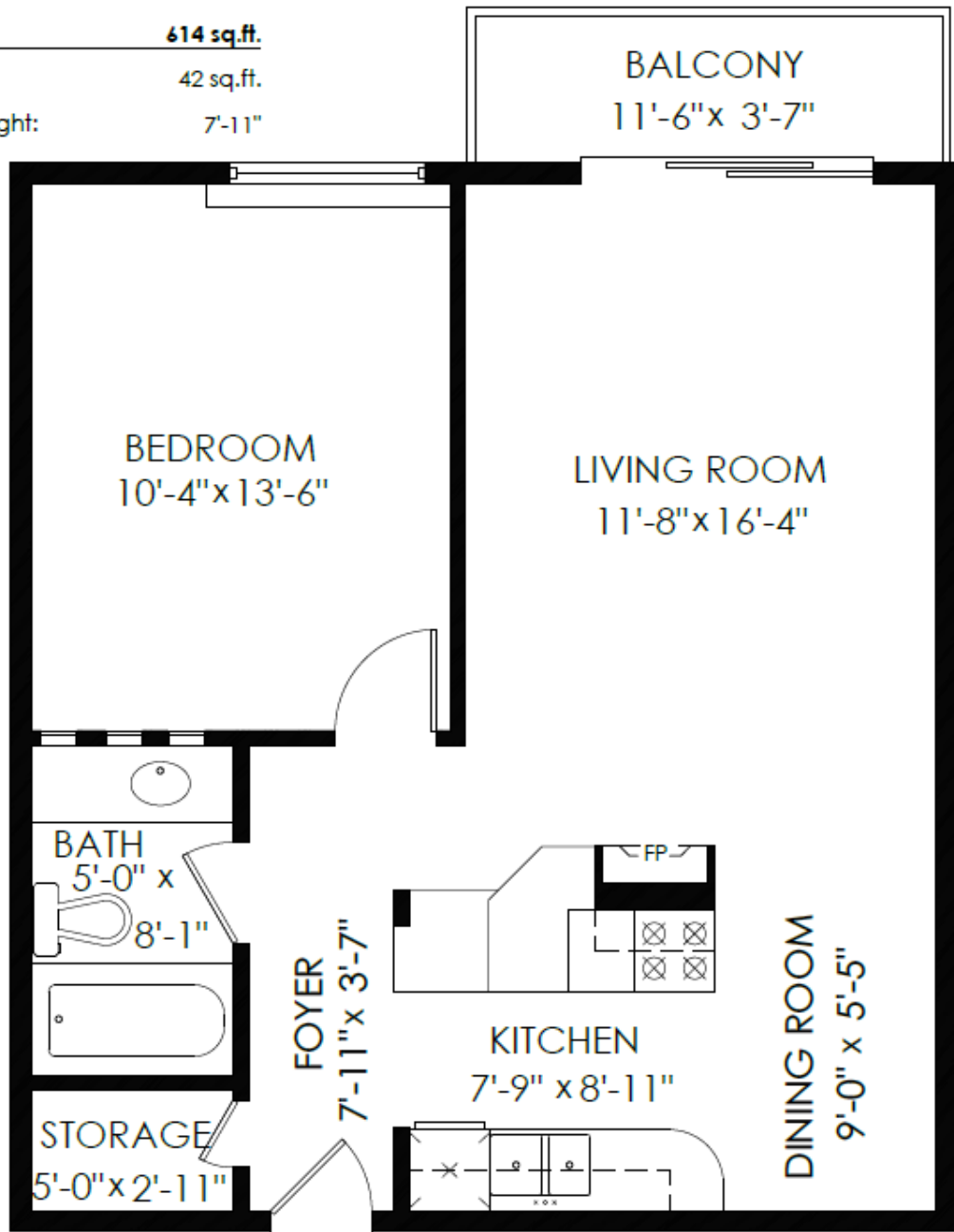
View additional photos & 3D Tour at [www.KeithRoy.com](http://www.KeithRoy.com)



**Floor Area:** 614 sq.ft.

Balcony: 42 sq.ft.

Ceiling Height: 7'-11"



SCALE



MEASURED ON: (2023-11-27)

[info@pixlworks.com](mailto:info@pixlworks.com) [www.pixlworks.com](http://www.pixlworks.com) 604.329.5788



ES&O Insured. Total square foot calculated to gross unit area. SQFT 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.



Presented by:  
**Keith Roy PREC\***

Keith Roy and Associates  
RE/MAX Select Realty  
Phone: 604-210-2933  
http://www.keithroy.com  
team@keithroy.com



**Active**  
**R2835192**  
Board: V  
Apartment/Condo

**314 440 E 5TH AVENUE**  
Vancouver East  
Mount Pleasant VE  
V5T 1N5

Residential Attached  
**\$575,000** (LP)   
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$575,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>1</b>	Approx. Year Built: <b>1973</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>50</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>RM-4</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,476.28</b>
Sq. Footage: <b>0.00</b>	P.I.D.: <b>003-299-651</b>	For Tax Year: <b>2023</b>
Flood Plain:	View: <b>No :</b>	Tax Inc. Utilities?: <b>No</b>
Complex / Subdiv: <b>LANDMARK MANOR</b>	First Nation:	Tour: <b>Virtual Tour URL</b>
Services Connctd: <b>Community, Electricity, Natural Gas</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Baseboard, Hot Water**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Torch-On**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

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

Legal: **STRATA LOT 60, PLAN VAS80, DISTRICT LOT 264A, NEW WESTMINSTER LAND DISTRICT, UNDIV 64/5150 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**

Amenities: **Bike Room, Shared Laundry**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby**  
Features: **Refrigerator, Stove**

Finished Floor (Main): <b>614</b>	Units in Development: <b>69</b>	Tot Units in Strata: <b>69</b>	Locker: <b>No</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building: <b>3</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>R JANG</b>	Mgmt. Co's #:	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$286.61</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management</b>		
Finished Floor (Total): <b>614 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>		
Unfinished Floor: <b>0</b>	Restricted Age:	# of Pets:	Cats: Dogs:
Grand Total: <b>614 sq. ft.</b>	# or % of Rentals Allowed:		
	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
	Short Term Lse-Details:		

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **6**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	7'11 x 3'7			x	1	Main	4	No
Main	Kitchen	7'9 x 8'11			x	2			
Main	Dining Room	9' x 5'5			x	3			
Main	Living Room	11'8 x 16'4			x	4			
Main	Bedroom	10'4 x 13'6			x	5			
Main	Storage	5' x 2'11			x	6			
					x	7			
					x	8			

**Keith Roy**  
AND ASSOCIATES\*

604-210.2933  
team@keithroy.com  
www.KeithRoy.com



**RE/MAX**



Keith Roy PREC



Taryn Lees



Greg Dent



Sarah Hopkins



Greg Andruff PREC



Emma Hamel