



NEIGHBORHOOD HIGHLIGHTS

Elementary School

Lord Selkirk Elementary

High School

Gladstone Secondary

French Immersion—Secondary

Laura Secord Elementary

Vancouver Technical Secondary

WALK SCORE: 83

BIKE SCORE: 95

TRANSIT SCORE: 77

210-3456 COMMERCIAL ST.

2 BED, 1 BATH, 771 SQ. FT.

Uniquely laid out 2 bedroom, 1 bathroom condo at the MERCER by CRESSY. Wonderful finishings and pet friendly building is centrally located close to transit, trout lake, shops and cafes along tree lined Commercial St. Not your typical boxy condo, this corner unit offers 2 bedrooms at different ends of the condo and the signature CRESSY kitchen with lots of storage, full height cabinets and well placed stainless steel appliances - including gas cooktop, wall oven and built-in microwave. Unit has nice outdoor space, heated floors in the bathroom and a large laundry room with ensuite storage. The building has a common courtyard with BBQ and seating area. 1 parking.

\$775,000

Keith Roy
AND ASSOCIATES

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RE/MAX



Keith Roy PREC



Taryn Lees



Greg Dent



Sarah Hopkins



Greg Andruff PREC



Emma Hamel

210-3456 COMMERCIAL STREET

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

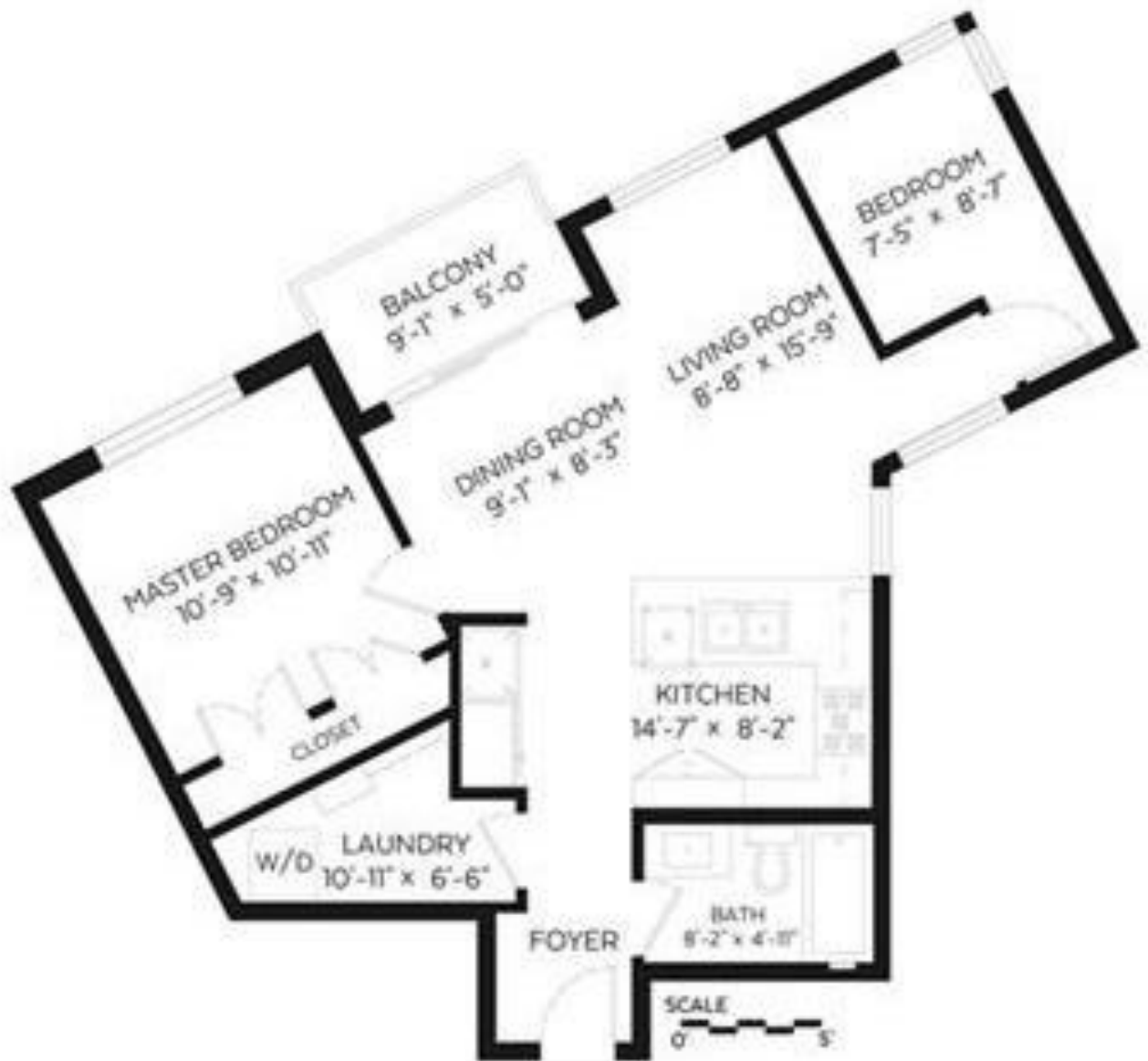


#210-3456 Commercial Street,
Vancouver, B.C.

Main Floor: 771 sq.ft.

Auxiliary Area

Balcony: 49 sq.ft.





Presented by:
Keith Roy PREC*
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Active **R2775999** **210 3456 COMMERCIAL STREET** Residential Attached
 Board: V Vancouver East **\$775,000** (LP)
 Apartment/Condo Victoria VE (SP)
 V5N 4E9



Sold Date: If new,GST/HST inc?: Original Price: **\$775,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **2015**
 Frontage(feet): Bathrooms: **1** Age: **8**
 Frontage(metres): Full Baths: **1** Zoning: **MC-1**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,006.24**
 Sq. Footage: **0.00** For Tax Year: **2022**
 Flood Plain: P.I.D.: **029-590-230** Tax Inc. Utilities?: **Yes**
 View: **No :** Tour: **Virtual Tour URL**
 Complex / Subdiv: **MERCER**
 First Nation
 Services Connctd: **Community, Electricity, Water**
 Sewer Type: Water Supply: **City/Municipal**

Style of Home: **Corner Unit** Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Construction: **Frame - Wood** Parking: **Garage; Underground**
 Exterior: **Concrete** Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Renovations: Reno. Year: Fixtures Leased: **No :**
 # of Fireplaces: **0** R.I. Fireplaces: Rain Screen: **Full**
 Fireplace Fuel: **None** Metered Water: Fixtures Rmvd: **Yes: Mounted TV, Mirrors in front hall and bedrooms.**
 Fuel/Heating: **Baseboard, Electric** R.I. Plumbing: Floor Finish: **Hardwood**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Torch-On**

Legal: **STRATA LOT 9, PLAN EPS2683, DISTRICT LOT 752, 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 V**

Amenities: **Bike Room, Elevator, In Suite Laundry**
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 771	Units in Development: 48	Tot Units in Strata: 48	Locker: No
Finished Floor (Above): 0	Exposure: Northeast	Stores in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: FIRST SERVICE RESIDENTIAL	Mgmt. Co's #: 855-684-8900	
Finished Floor (Below): 0	Maint Fee: \$422.23	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Hot Water, Management		
Finished Floor (Total): 771 sq. ft.			
Unfinished Floor: 0			
Grand Total: 771 sq. ft.	Bylaws Restrictions: Pets Allowed, Rentals Allwd w/Restrctns	# of Pets: 2	Cats: Yes Dogs: Yes
Suite: None	Restricted Age:		
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 6			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	14'7 x 8'2			x	1	Main	4	No
Main	Dining Room	9'1 x 8'3			x	2			
Main	Living Room	8'8 x 15'9			x	3			
Main	Primary Bedroom	10'9 x 10'11			x	4			
Main	Bedroom	7'5 x 8'7			x	5			
Main	Laundry	10'11 x 6'6			x	6			
					x	7			
					x	8			

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