



401-1476 WEST 10TH AVE. 2 BED | 1 BATH | 798 SQ. FT.

First time on the market! This 2-bed, 1 bath unit Northern exposure unit offers almost 800 ft.² of living space in the highly sought-after South Granville Place, strategically located at the vibrant intersection of Granville & 10th. This centrally positioned gem boasts unparalleled convenience, with popular amenities like Chapters bookstore and excellent shopping just steps away. Featuring a charming balcony, secure underground parking and a 4-piece bath. Its prime location ensures easy access to everything Granville Street has to offer, with seamless transit connections allowing swift journeys to downtown, and beyond. Forget the hassle of owning a car – although a parking stall is included, along with a convenient locker for additional storage.

NEIGHBOURHOOD HIGHLIGHTS

Elementary School

Henry Hudson Elementary

High School

Kitsilano Secondary

French Immersion - Secondary

Kitsilano Secondary

WALK SCORE: 100

BIKE SCORE: 91

TRANSIT SCORE: 76

Keith Roy
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RE/MAX



KEITH ROY, PREC*



GREG DENT



GREGORY ANDRUFF, PREC*



TARYN LEES



SARAH HOPKINS



EMMA HAMEL

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

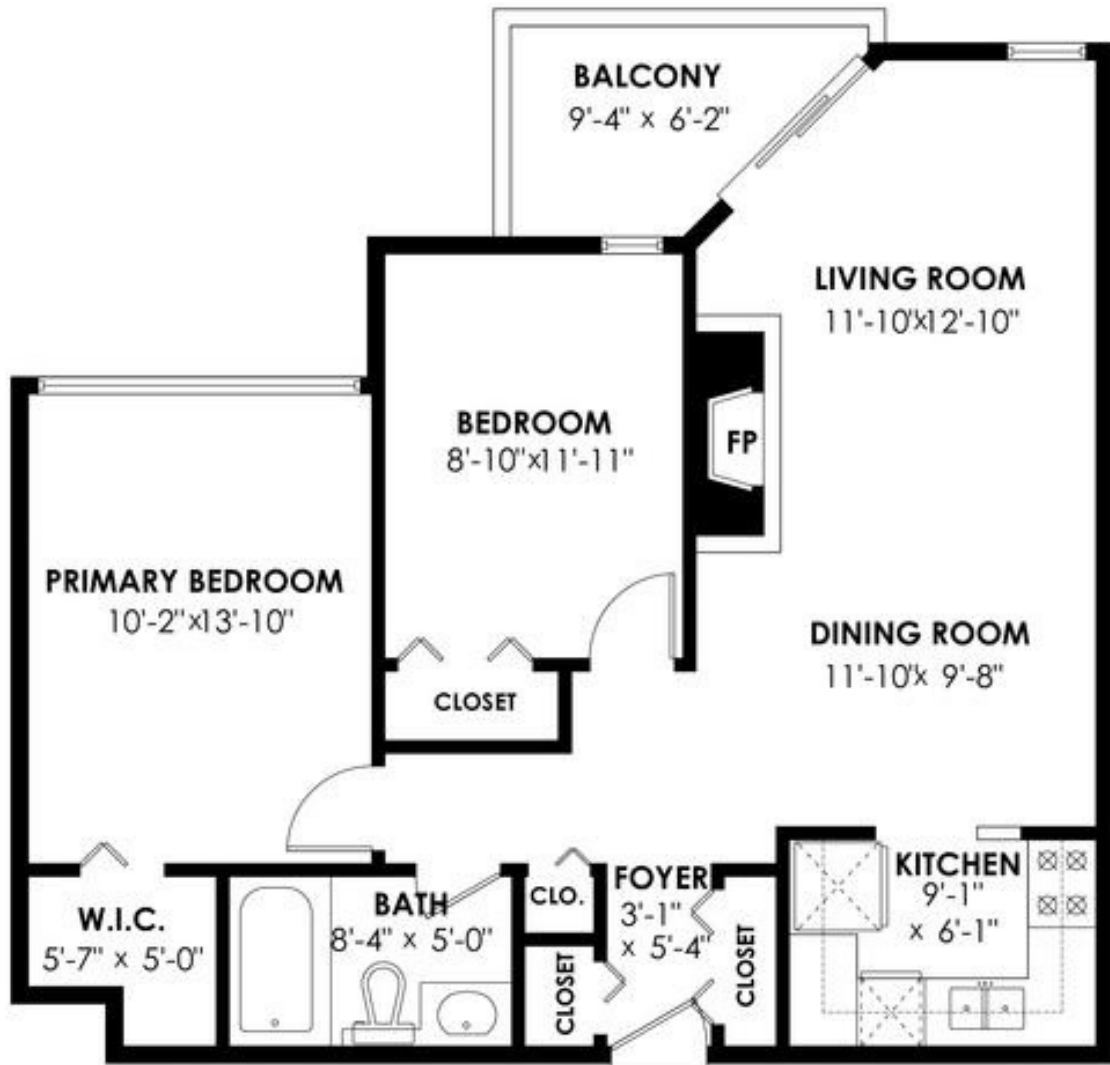
401-1476 W 10th, Vancouver

Main Floor: 798 sq. ft.
Total Livable: 798 sq. ft.

Balcony: 60 sq. ft.
Total Extras: 60 sq. ft.

Main Floor Plan

Floor Area: 798 sq.ft.
Ceiling Height: 8'





Presented by: Keith Roy PREC*

Keith Roy and Associates
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Active
R2869675
Board: V
Apartment/Condo

401 1476 W 10TH AVENUE

Vancouver West
Fairview VW
V6H 1J9

Residential Attached

\$725,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$725,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1980
Frontage(feet):	Bathrooms: 1	Age: 44
Frontage(metres):	Full Baths: 1	Zoning: RM-3
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,753.24
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 005-891-922	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd:	Electricity, Sanitary Sewer, Storm Sewer, Water	
Sewer Type:	City/Municipal	Water Supply: City/Municipal

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Torch-On**

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

Total Parking: **1** Covered Parking: Parking Access:
Parking: **Garage Underbuilding**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Legal: **STRATA LOT 25, PLAN VAS783, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, UNDIV 71/2027 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: **Elevator**

Site Influences:
Features: **CithWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **798**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **798 sq. ft.**
Unfinished Floor: **0**

Grand Total: **798 sq. ft.**

Units in Development: **30**
Exposure:
Mgmt. Co's Name: **DWELL PROPERTY MANAGEMENT**
Maint Fee: **\$439.79**
Maint Fee Includes: **Management**

Tot Units in Strata: **30** Locker: **Yes**
Storeys in Building: **4**
Mgmt. Co's #: **604-821-2999**
Council/Park Apprv?:

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **7**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: # of Pets: **1** Cats: Dogs:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?:
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	3'1 x 5'4			x	1	Main	4	No
Main	Walk-In Closet	5'7 x 5'0			x	2			
Main	Primary Bedroom	10'2 x 13'10			x	3			
Main	Bedroom	8'10 x 11'11			x	4			
Main	Living Room	11'10 x 12'10			x	5			
Main	Dining Room	11'10 x 9'8			x	6			
Main	Kitchen	9'1 x 6'1			x	7			
		x			x	8			

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