



1006-63 KEEFER PLACE

1 BED | 1 BATH | 575 SQ. FT.

This well laid out 1-bedroom 575SF in Europa features stainless steel appliances, a gas stove, and granite countertops. Laminate floors throughout with a gas fireplace in the living room. Geothermal heat and air cooling. The building offers a prime location, complete with a pool, hot tub, gym, and 24-hour concierge. Walking distance to shopping, restaurants, transit and more. 1 parking.

NEIGHBOURHOOD HIGHLIGHTS

Elementary School

ᓃxwwᐃᑦwᐃᐃᐃᐃ Crosstown Elementary

High School

Britannia Secondary

French Immersion - Secondary

Laura Secord Elementary
Vancouver Technical Secondary

WALK SCORE: 98

BIKE SCORE: 98

TRANSIT SCORE: 100

Keith Roy
AND ASSOCIATES

604-210-2933
team@KeithRoy.com
KeithRoy.com



RE/MAX



KEITH ROY, PREC*



GREG DENT



GREGORY ANDRUFF, PREC*



TARYN LEES



SARAH HOPKINS



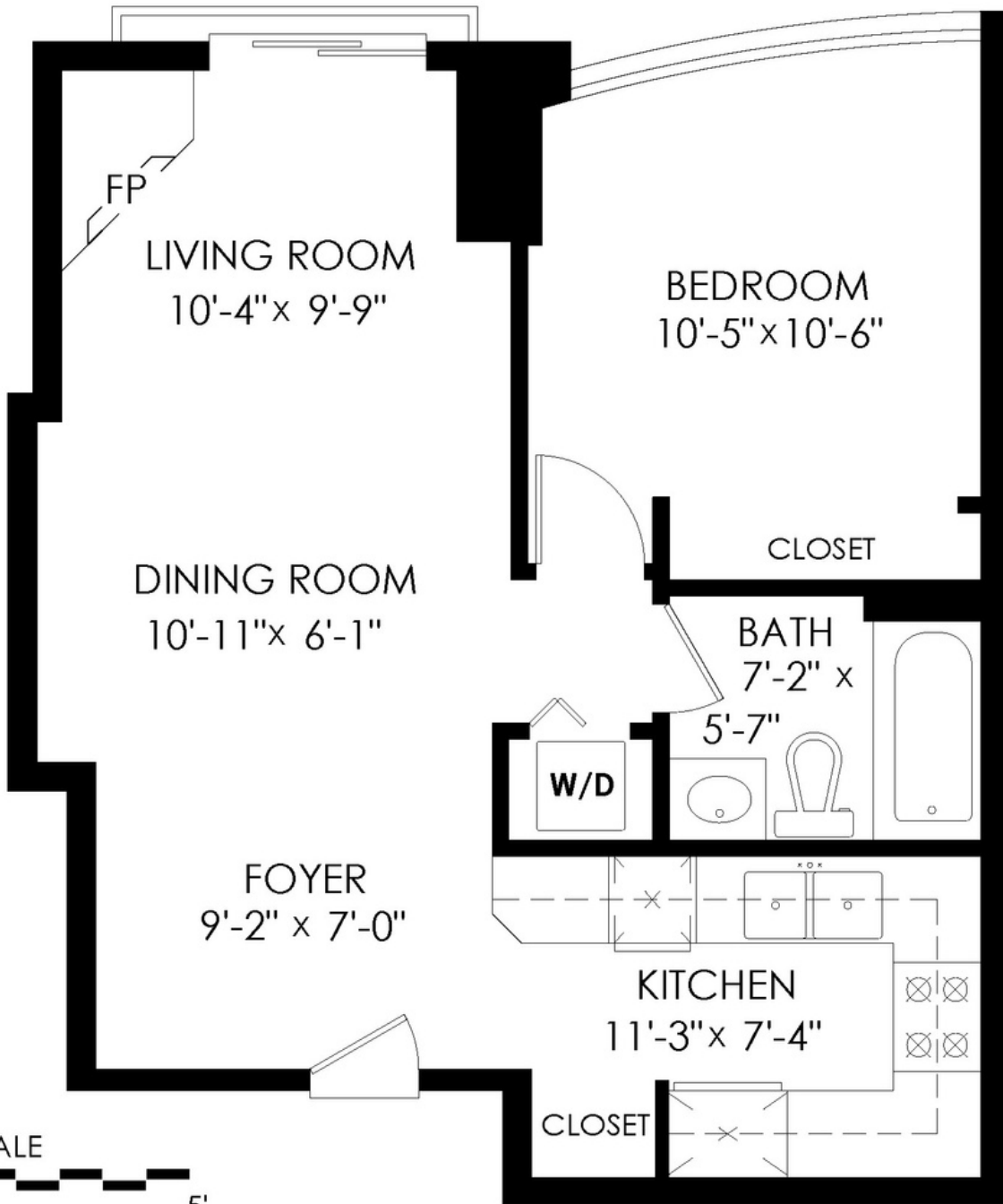
EMMA HAMEL

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



SCALE



Floor Area: **575 sq.ft.**

Ceiling Height: **7'-11"**

MEASURED ON: (2023-09-25)

info@pixlworks.com www.pixlworks.com 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.



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
R2845025

Board: V
Apartment/Condo

1006 63 KEEFER PLACE

Vancouver West
Downtown VW
V6B 6N6

Residential Attached

\$550,000 (LP)

(SP) **M**



Sold Date: _____ If new,GST/HST inc?: _____ Original Price: **\$550,000**
Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **1999**
Frontage(feet): _____ Bathrooms: **1** Age: **25**
Frontage(metres): _____ Full Baths: **1** Zoning: **CD-1**
Depth / Size (ft.): _____ Half Baths: **0** Gross Taxes: **\$1,537.74**
Sq. Footage: **0.00** P.I.D.: **024-673-099** For Tax Year: **2023**
Floor Plain: _____ View: **No :** Tax Inc. Utilities?: **No**
View: **No :** Tour: **Virtual Tour URL**
Complex / Subdiv: **EUROPA**
First Nation _____
Services Connctd: **Community, Electricity, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations: _____ Reno. Year: _____
of Fireplaces: **1** R.I. Fireplaces: _____ Rain Screen: _____
Fireplace Fuel: **Gas - Natural** Metered Water: _____
Fuel/Heating: **Forced Air, Heat Pump** R.I. Plumbing: _____
Outdoor Area: **Balcony(s)**
Type of Roof: **Torch-On**

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.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate**

Legal: **STRATA LOT 71, PLAN LMS4071, DISTRICT LOT FC, 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, In Suite Laundry, Pool; Indoor, Swirlpool/Hot Tub**

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

Finished Floor (Main): 575	Units in Development: 191	Tot Units in Strata: 191	Locker: _____
Finished Floor (Above): 0	Exposure: _____	Storeys in Building: 27	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: WYNFORD	Mgmt. Co's #: 604-261-0285	
Finished Floor (Below): 0	Maint Fee: \$474.00	Council/Park Apprv?: _____	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility		
Finished Floor (Total): 575 sq. ft.			
Unfinished Floor: 0			
Grand Total: 575 sq. ft.	Bylaws Restrictions: Pets Allowed, Rentals Allwd w/Restrctns		

Suite: **None** Restricted Age: _____ # of Pets: **2** Cats: **Yes** Dogs: **Yes**
Basement: **None** # or % of Rentals Allowed: _____
Crawl/Bsmt. Ht: _____ Short Term (<1yr)Rnt/Lse Alwd?: **No**
of Kitchens: **1** # of Rooms: **5** Short Term Lse-Details: **30 Day Minimum**

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

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