



## 301-2239 ST. CATHERINES ST. 2 BED | 2 BATH | 869 SQ. FT.

This 2 bedroom TOP FLOOR corner unit is fully updated! Great floor plan, offering 869sf of space. You'll enjoy expansive mountain & city views from your living space as well as privacy from your neighbours. The renovated kitchen offers lots of cabinetry, quartz counters & breakfast bar, full size appliances & pot lighting. The living space has a gas fireplace & access to the 131sf corner balcony. The bedrooms are removed from the living space & close to the updated bathrooms. Includes in-suite laundry, 2 storage lockers & 1 parking. This pro-active building allows 2 pets!

### NEIGHBOURHOOD HIGHLIGHTS

#### Elementary School

Mount Pleasant Elementary

#### High School

Vancouver Technical Secondary

#### French Immersion

Laura Secord Elementary  
Vancouver Technical Secondary

**WALK SCORE:** 91

**TRANSIT SCORE:** 84

**BIKE SCORE:** 83

Keith Roy  
AND ASSOCIATES

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RE/MAX



KEITH ROY, PREC\*



GREG DENT



GREGORY ANDRUFF, PREC\*



TARYN LEES



SARAH HOPKINS



EMMA HAMEL

# 301-2239 ST. CATHERINES STREET

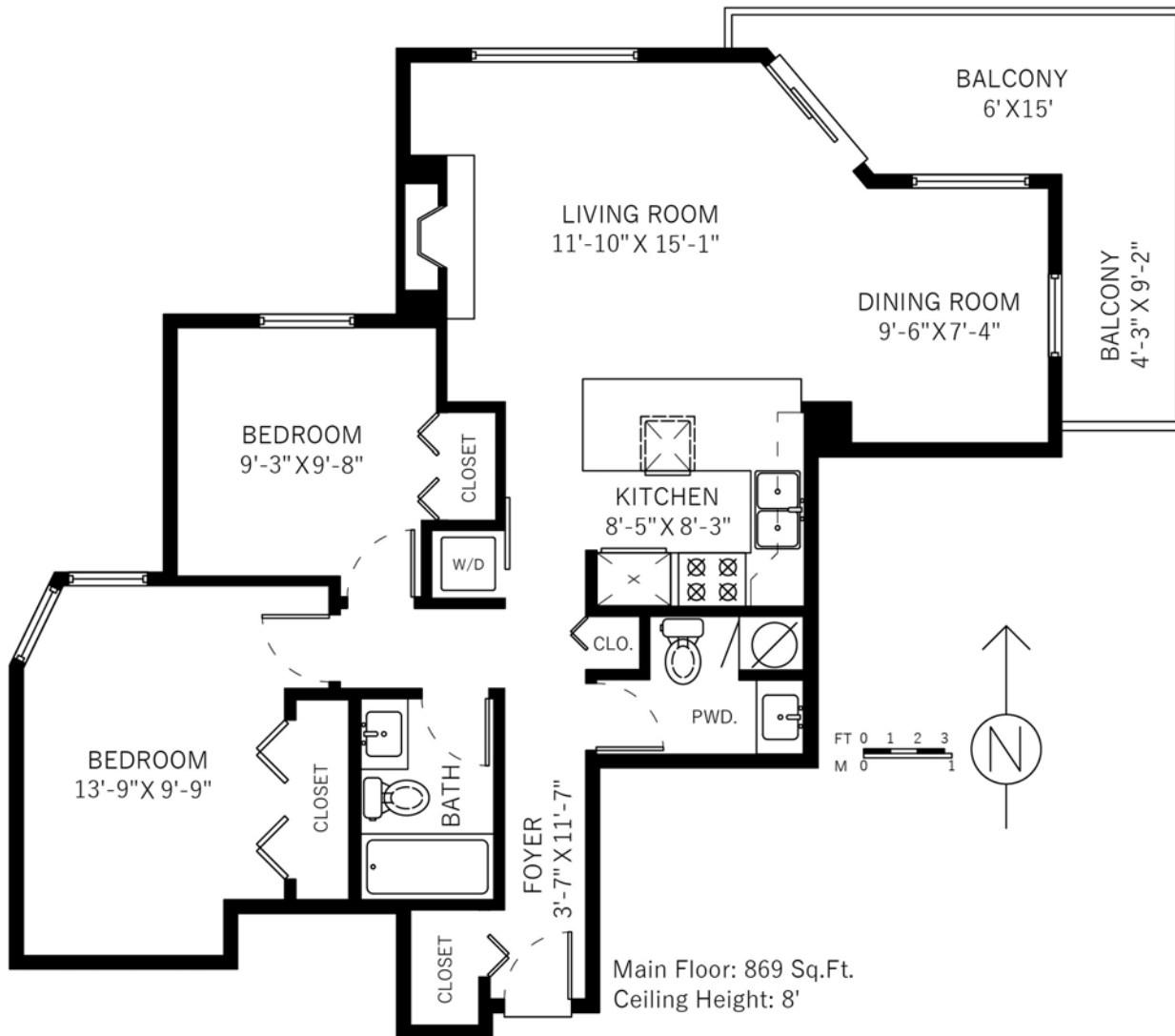
2 BED | 2 BATH | 869 SQ. FT.



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

301-2239 St Catherines St  
Vancouver, BC

|            |            |
|------------|------------|
| Main Floor | 869 SQ.FT. |
| Balcony    | 131 SQ.FT. |



Main Floor: 869 Sq.Ft.  
Ceiling Height: 8'

Floor plan not suitable for architectural/construction purposes. ANSI Z765 standard used to calculate square footage. Buyer to verify.



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

RE/MAX Select Realty  
Phone: 604-210-2933  
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**Active**  
**R2936202**

Board: V  
Apartment/Condo

**301 2239 ST. CATHERINES STREET**

Vancouver East  
Mount Pleasant VE  
VST 4M9

Residential Attached

**\$875,000** (LP)

(SP)



|  |                                     |                                  |
|--|-------------------------------------|----------------------------------|
| Sold Date:   | If new,GST/HST inc?:                | Original Price: <b>\$899,000</b> |
| Meas. Type: <b>Feet</b>                                | Bedrooms: <b>2</b>                  | Approx. Year Built: <b>1981</b>  |
| Frontage(feet):  | Bathrooms: <b>2</b>                 | Age: <b>43</b>                   |
| Frontage(metres):                                      | Full Baths: <b>1</b>                | Zoning: <b>RM-4</b>              |
| Depth / Size (ft.):                                    | Half Baths: <b>1</b>                | Gross Taxes: <b>\$2,644.65</b>   |
| Sq. Footage: <b>0.00</b>                               |                                     | For Tax Year: <b>2024</b>        |
| Flood Plain:   | P.I.D.: <b>006-266-398</b>          | Tax Inc. Utilities?: <b>Yes</b>  |
| View: <b>Yes : MOUNTAINS, CITY AND PARK</b>            | Tour:                               |                                  |
| Complex / Subdiv: <b>PARKVIEW MANOR</b>                |                                     |                                  |
| First Nation:  |                                     |                                  |
| Services Connctd: <b>Community, Electricity, Water</b> |                                     |                                  |
| Sewer Type: <b>City/Municipal</b>                      | Water Supply: <b>City/Municipal</b> |                                  |

|  |                                       |                                   |                             |
|--|---------------------------------------|-----------------------------------|-----------------------------|
| Style of Home: <b>Corner Unit, Upper Unit</b>  | Total Parking: <b>1</b>               | Covered Parking: <b>1</b>         | Parking Access: <b>Lane</b> |
| Construction: <b>Frame - Wood</b>              | Parking: <b>Garage; Underground</b>   |                                   |                             |
| Exterior: <b>Stucco</b>                        | Dist. to Public Transit: <b>CLOSE</b> | Dist. to School Bus: <b>CLOSE</b> |                             |
| Foundation: <b>Concrete Perimeter</b>          | Title to Land: <b>Freehold Strata</b> |                                   |                             |
|  | Property Disc.: <b>Yes</b>            |                                   |                             |
| Renovations: <b>Completely</b>                 | Reno. Year: <b>2016</b>               | Fixtures Leased: <b>No</b>        |                             |
| # of Fireplaces: <b>1</b>                      | R.I. Fireplaces:                      | Fixtures Rmvd: <b>No</b>          |                             |
| Fireplace Fuel: <b>Gas - Natural</b>           | Rain Screen: <b>No</b>                | Floor Finish: <b>Laminate</b>     |                             |
| Fuel/Heating: <b>Baseboard, Electric</b>       | Metered Water: <b>No</b>              |                                   |                             |
| Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b> | R.I. Plumbing:                        |                                   |                             |
| Type of Roof: <b>Torch-On</b>                  |                                       |                                   |                             |

Legal: STRATA LOT 9, PLAN VAS993, DISTRICT LOT 264A, 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: **Elevator, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features:

|  |   |                                |                                   |
|--|---|--------------------------------|-----------------------------------|
| Finished Floor (Main): <b>869</b>          | Units in Development: <b>12</b>                                   | Tot Units in Strata: <b>12</b> | Locker: <b>Yes</b>                |
| Finished Floor (Above): <b>0</b>           | Exposure:   | Storeys in Building: <b>3</b>  |                                   |
| Finished Floor (AbvMain2): <b>0</b>        | Mgmt. Co's Name:  | Mgmt. Co's #:                  |                                   |
| Finished Floor (Below): <b>0</b>           | Maint Fee: <b>\$400.00</b>  | Council/Park Apprv?:           |                                   |
| Finished Floor (Basement): <b>0</b>        | Maint Fee Includes: <b>Garbage Pickup, Gardening, Management</b>  |                                |                                   |
| Finished Floor (Total): <b>869 sq. ft.</b> |   |                                |                                   |
| Unfinished Floor: <b>0</b>                 |   |                                |                                   |
| Grand Total: <b>869 sq. ft.</b>            | Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b> | # of Pets: <b>2</b>            | Cats: <b>Yes</b> Dogs: <b>Yes</b> |
| Suite: <b>None</b>                         | Restricted Age:   |                                |                                   |
| Basement: <b>None</b>                      | # or % of Rentals Allowed:  |                                |                                   |
| Crawl/Bsmt. Ht:                            | Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>                          |                                |                                   |
| # of Kitchens: <b>1</b>                    | Short Term Lse-Details:   |                                |                                   |
| # of Rooms: <b>6</b>                       |   |                                |                                   |

| Floor | Type        | Dimensions   | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-------------|--------------|-------|------|------------|------|-------|-------------|----------|
| Main  | Foyer       | 3'7 x 11'7   |       |      | x          | 1    | Main  | 2           | No       |
| Main  | Living Room | 11'10 x 15'1 |       |      | x          | 2    | Main  | 4           | No       |
| Main  | Dining Room | 9'6 x 7'4    |       |      | x          | 3    |       |             |          |
| Main  | Kitchen     | 8'5 x 8'3    |       |      | x          | 4    |       |             |          |
| Main  | Bedroom     | 13'9 x 9'9   |       |      | x          | 5    |       |             |          |
| Main  | Bedroom     | 9'3 x 9'8    |       |      | x          | 6    |       |             |          |
|       |             | x            |       |      | x          | 7    |       |             |          |
|       |             | x            |       |      | x          | 8    |       |             |          |

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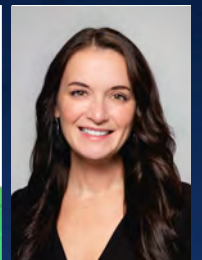
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\*Denotes Personal Real Estate Corporation.