

NEIGHBORHOOD HIGHLIGHTS

Elementary School

Lord Roberts Elementary

High School

King George Secondary

French Immersion

Kitsilano Secondary

WALK SCORE: 99

BIKE SCORE: 94

201-1005 BROUGHTON STREET

2 BED, 1 BATH, 841 SQ. FT.

Discover urban living at its finest in this 2-bedroom corner unit condo located in the heart of Vancouver's dynamic West End. With wraparound windows providing abundant natural light and picturesque treed views, this freehold condo offers a prime location just steps away from trendy amenities and cultural hotspots like Denman St, English Bay and Stanley Park. Sold as-is, this property presents a golden opportunity for renovation enthusiasts to transform it into their own.

\$750,000



201-1005 BROUGHTON STREET

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





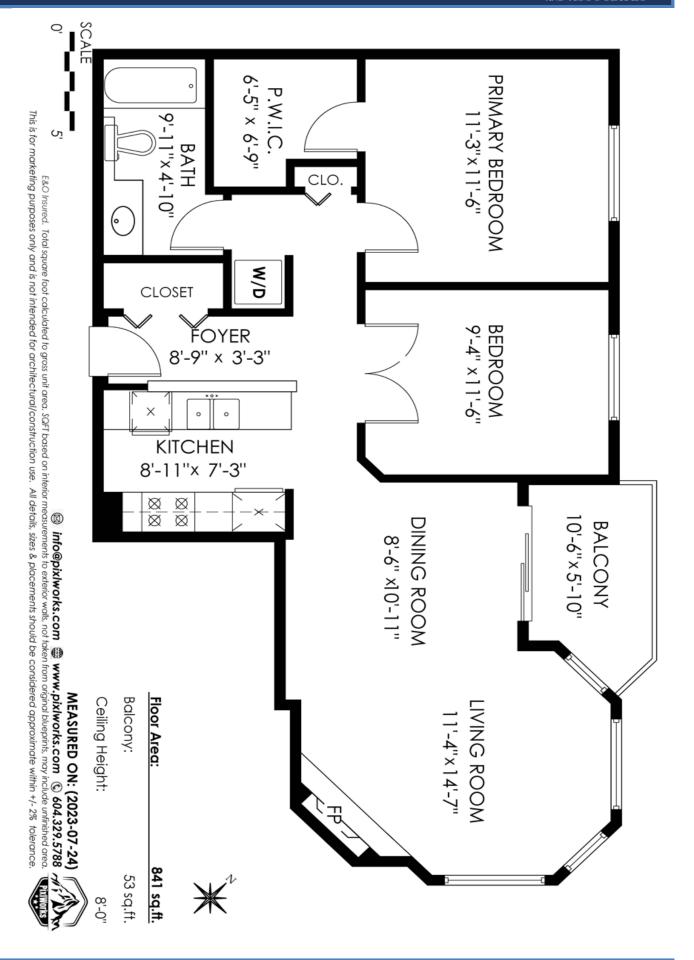














Presented by:

Keith Roy PREC*

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Active R2802036 Board: V

201 1005 BROUGHTON STREET

Vancouver West West End VW

V6G 2A7

Residential Attached

For Tax Year:

Dist. to School Bus: CLOSE

Parking Access: Side

Tax Inc. Utilities?: No Tour: Virtual Tour URL

\$750,000 (LP)

2022

Locker: Yes

Cats: Yes Dogs: Yes





Sold Date: If new,GST/HST inc?: Original Price: \$799,000 Meas. Type: Feet Bedrooms: Approx. Year Built: 1991 Bathrooms: 1 Frontage(feet): Age: 32 Full Baths: Frontage(metres): Zoning: RM-5 Half Baths: n Depth / Size (ft.): Gross Taxes: \$1,847.36

P.I.D.: 017-502-420

Covered Parking: 1

Sq. Footage: 0.00

View: No :

Complex / Subdiv: PARKSIDE PLACE

First Nation

Flood Plain:

Services Connctd: Community, Electricity, Water

Total Parking: 1

Property Disc.: Yes

Sewer Type: City/Municipal Water Supply: City/Municipal

Style of Home: Corner Unit Construction: Frame - Wood

Exterior: Mixed

Foundation: **Concrete Perimeter**

Renovations: Reno. Year: # of Fireplaces: 1 R.I. Fireplaces: Rain Screen: Fireplace Fuel: Gas - Natural Fuel/Heating: Baseboard, Electric R.I. Plumbing:

Outdoor Area: Balcny(s) Patio(s) Dck(s)

Type of Roof: Asphalt

Fixtures Leased: No: Metered Water: Fixtures Rmvd: No:

Wall/Wall/Mixed Floor Finish:

Parking: Garage; Underground

Title to Land: Freehold Strata

Dist. to Public Transit: CLOSE

STRATA LOT 4, BLOCK 185, PLAN LMS158, NEW WESTMINSTER LAND DISTRICT, UNDIV 1490/10000 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, In Suite Laundry, Storage, Wheelchair Access

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

ClthWsh/Dryr/Frdg/Stve/DW

Finished Floor (Main): 841 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): n

Finished Floor (Total): 841 sq. ft.

Unfinished Floor: 0

Grand Total:

841 sq. ft.

Suite: None

Basement: None Crawl/Bsmt. Ht: # of Levels: 1

of Kitchens: 1 # of Rooms: 7 Exposure: East, South Mgmt. Co's Name: SELF MANAGED/ FIRST SERVICE

Units in Development: 8

Mgmt. Co's #: Council/Park Apprv?: Maint Fee: \$756.99

Maint Fee Includes: Garbage Pickup, Gardening, Gas, Management

Bylaws Restrictions: Pets Allowed, Rentals Allowed

Restricted Age:

or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?: No

Short Term Lse-Details:

Floor	<u>T</u> ype	Dimensions	Floor	Туре	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	8'9 x 3'3			X	1	Main	4	No
Main	Kitchen	8'11 x 7'3			x	2			
Main	Dining Room	8'6 x 10'11			x	3			
Main	Living Room	11'4 x 14'7			x	4			
Main	Primary Bedroom	11'3 x 11'6			x	5			
Main	Walk-In Closet	6'5 x 6'9			x	6			
Main	Bedroom	9'4 x 11'6			x	7			
		x			x	8			















Tot Units in Strata:

Storeys in Building:

of Pets: 2

3

