



204-8988 HUDSON STREET

1 BED | 1 BATH | 496 SQ. FT.

Junior 1 bedroom at The Retro. This loft-style building is beautifully finished with granite counters, gas fireplace, subway tiles in bathroom, fir floors, and stainless steel appliances all in a spacious layout. The high ceilings and tall windows make the unit feel bright and open. BBQs allowed on your private patio. Building amenities include a fitness center, garden courtyard and bike room. This unit comes with 1 secured parking stall. Centrally located and walking distance to transit, shopping and restaurants. Pets allowed!

NEIGHBOURHOOD HIGHLIGHTS

Elementary School

David Lloyd George Elementary

High School

Sir Winston Churchill Secondary

French Immersion

Sir Winston Churchill Secondary

WALK SCORE: 87

BIKE SCORE: 84

TRANSIT SCORE: 56

Keith Roy
AND ASSOCIATES

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RE/MAX



KEITH ROY, PREC*



GREG DENT



GREGORY ANDRUFF, PREC*



TARYN LEES



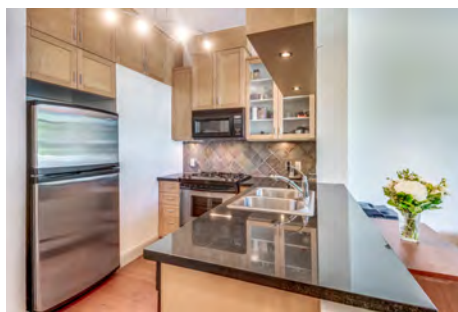
SARAH HOPKINS



EMMA HAMEL

204-8988 HUDSON STREET

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

Floor Area: 496 sq.ft.
 Balcony: 55 sq.ft.
 Ceiling Height: 9'-8"



MEASURED ON: (2024-05-30)

info@pixlworks.com www.pixlworks.com 604.329.5788



©&O Informed. Total square foot calculated to gross unit area. SQFT 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*

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Active
R2890747

Board: V
Apartment/Condo

204 8988 HUDSON STREET

Vancouver West
Marpole
V6P 6Z1

Residential Attached

\$492,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?:
Meas. Type: **Feet** Bedrooms: **1**
Frontage(feet): Bathrooms: **1**
Frontage(metres): Full Baths: **1**
Depth / Size (ft.): Half Baths: **0**
Sq. Footage: **0.00**
Flood Plain: P.I.D.: **025-891-642**
View: **No :**
Complex / Subdiv: **THE RETRO**
First Nation:
Services Connctd: **Electricity, Natural Gas, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$492,000**
Approx. Year Built: **2004**
Age: **20**
Zoning: **C2**
Gross Taxes: **\$1,217.96**
For Tax Year: **2023**
Tax Inc. Utilities?: **No**
Tour:

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Torch-On**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
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: **Softwood, Tile**

Legal: **STRATA LOT 36, PLAN BCS730, DISTRICT LOT 318, 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, Exercise Centre**

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

Finished Floor (Main): **496**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **496 sq. ft.**
Unfinished Floor: **0**
Grand Total: **496 sq. ft.**

Units in Development: **133**
Exposure:
Mgmt. Co's Name: **Fraser Ppty Mgmt**
Maint Fee: **\$304.50**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility**

Tot Units in Strata: **133** Locker:
Storeys in Building: **4**
Mgmt. Co's #: **604-466-7021**
Council/Park Apprv?:

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **4**

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**
Restricted Age:
of Pets: Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term (<1yr) Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

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

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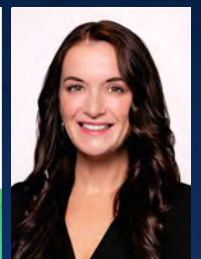
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*Denotes Personal Real Estate Corporation.