

305-168 POWELL STREET

1 BED | 1 BATH | 755 SQ. FT.

Welcome to this 755sf 1 bedroom and den available in the SMART! Step into this open-planned space with European-style kitchen with stainless steel appliances, frosted glass doors to separate the bedroom and convenient den space! Walking distance to Gastown, shopping, restaurants, transit and more. Well-run strata and community-oriented building with gym and bike room. Includes 1 parking and 1 storage.

NEIGHBOURHOOD HIGHLIGHTS

Elementary School

7 ʒxʷwəqʷəθət Crosstown Elementary

High School

Britannia Secondary

French Immersion

Laura Secord Elementary
Vancouver Technical Secondary

WALK SCORE: 97

BIKE SCORE: 97

TRANSIT SCORE: 97

Keith Roy
AND ASSOCIATES

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RE/MAX



KEITH ROY, PREC*



GREG DENT



GREGORY ANDRUFF, PREC*



TARYN LEES



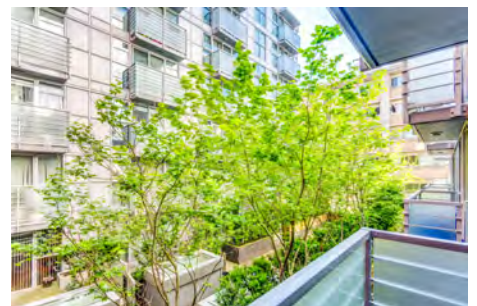
SARAH HOPKINS



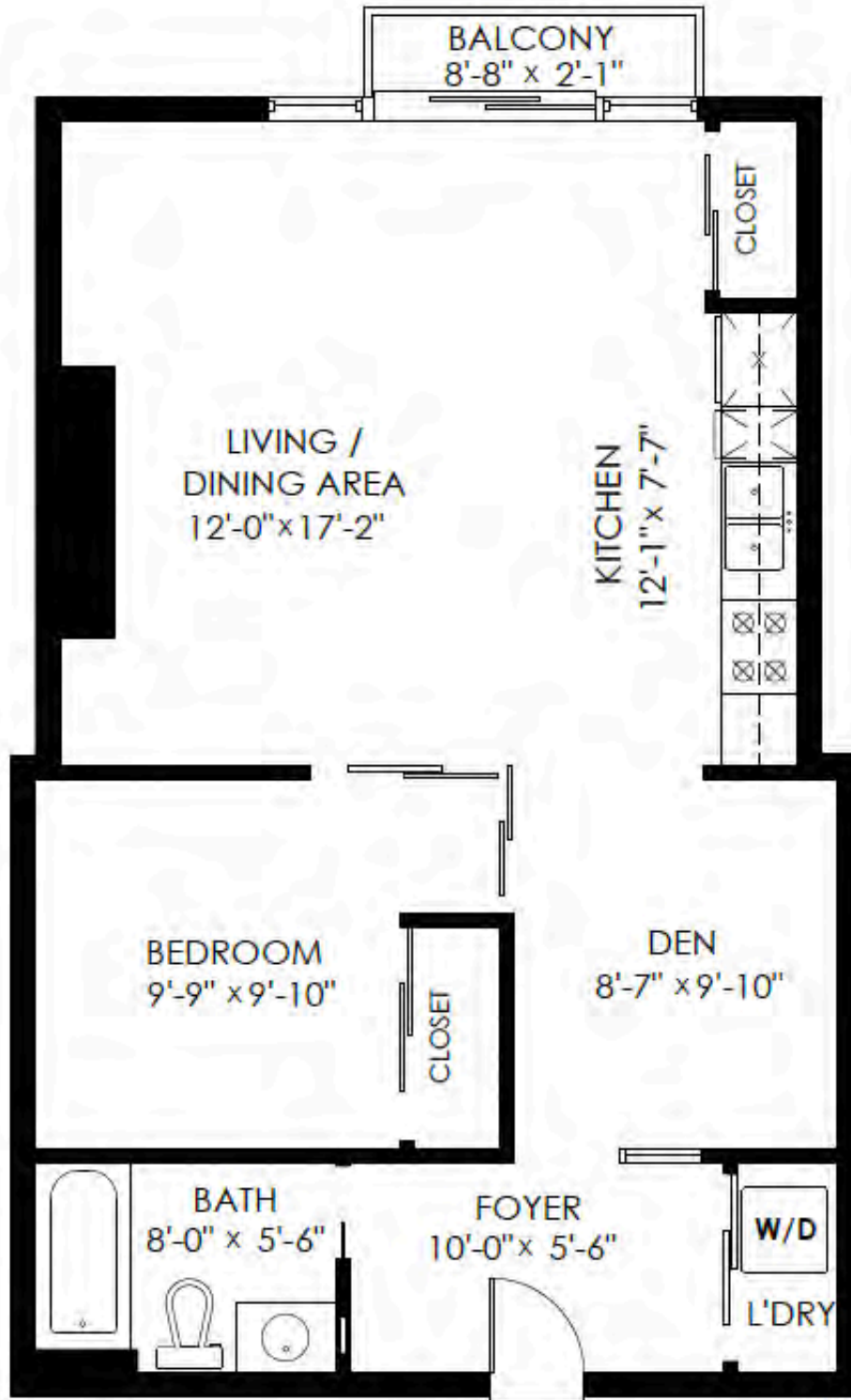
EMMA HAMEL

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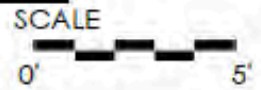
1 BED | 1 BATH | 755 SQ. FT.



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



Floor Area: 755 sq.ft.
Balcony: 19 sq.ft.
Ceiling Height: 8'-0"



MEASURED ON: (2024-06-08)

info@pixtworks.com www.pixtworks.com 604.329.5788



560 insured. Total square foot calculated to glass 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
R2893693
Board: V
Apartment/Condo

305 168 POWELL STREET

Vancouver East
Downtown VE
V6A 0B2

Residential Attached
\$550,000 (LP)
(SP) **M**



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** P.I.D.: **028-069-277**
Flood Plain: View: **No**
Complex / Subdiv: **SMART**
First Nation: Original Price: **\$550,000**
Services Connctd: **Community, Electricity, Water** Approx. Year Built: **2009**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal** Age: **15**
Zoning: **HA-2**
Gross Taxes: **\$1,590.56**
For Tax Year: **2023**
Tax Inc. Utilities?: **No**
Tour: **Virtual Tour URL**

Style of Home: **Inside Unit**
Construction: **Concrete**
Exterior: **Concrete, Other**
Foundation: **Concrete Perimeter**
Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Torch-On**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
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, Tile**

Legal: **STRATA LOT 18, PLAN BCS3636, DISTRICT LOT 196, GROUP 1, 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): **755**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **755 sq. ft.**
Unfinished Floor: **0**
Grand Total: **755 sq. ft.**
Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **5**

Units in Development: **94**
Exposure:
Mgmt. Co's Name: **WYNFORD GROUP**
Maint Fee: **\$604.32**
Maint Fee Includes: **Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**
Tot Units in Strata: **94** Locker:
Storeys in Building: **9**
Mgmt. Co's #:
Council/Park Apprv?:
Bylaws Restrictions: **Pets Allowed, Rentals Allwd w/Restrctns**
Restricted Age: # of Pets: Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details: **MINIMUM 12 MONTH RENTAL**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor Main	# of Pieces	Ensuite?
Main	Foyer	10' x 5'6			x	1		4	No
Main	Kitchen	12'1 x 7'7			x	2			
Main	Living Room	12' x 17'2			x	3			
Main	Bedroom	9'9 x 9'10			x	4			
Main	Den	8'7 x 9'10			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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