



106-1928 EAST 11th AVENUE

2 BED | 1 BATH | 823 SQ. FT.

An absolute must see! Welcome to this 2 bedroom, 1 bathroom ground floor unit just steps from trout lake AND commercial drive! Offering loads of in-suite storage, a laundry room (with your own hot water tank), spacious primary bedroom and an INCREDIBLE 400sf outdoor patio. This Northwest corner unit sits high above the side of the building offering privacy and peace of mind. Bring your pets, 2 dogs or 2 cats allowed. Comes with 1 parking & 1 storage locker. Recent updates include top-down window coverings, brand new dishwasher, stove & hood fan/microwave. Building was completely rainscreened in 2012 and has been proactively cared for over the years. Enjoy this accessible location, friendly neighbours, and a move in ready home.

NEIGHBOURHOOD HIGHLIGHTS

Elementary School

Laura Secord Elementary

High School

Vancouver Technical Secondary

French Immersion

Laura Secord Elementary

Vancouver Technical Secondary

WALK SCORE: 87

BIKE SCORE: 83

TRANSIT SCORE: 90

Keith Roy
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RE/MAX



KEITH ROY, PREC*



GREG DENT



GREGORY ANDRUFF, PREC*



TARYN LEES



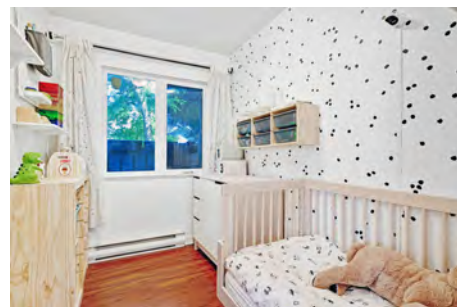
SARAH HOPKINS



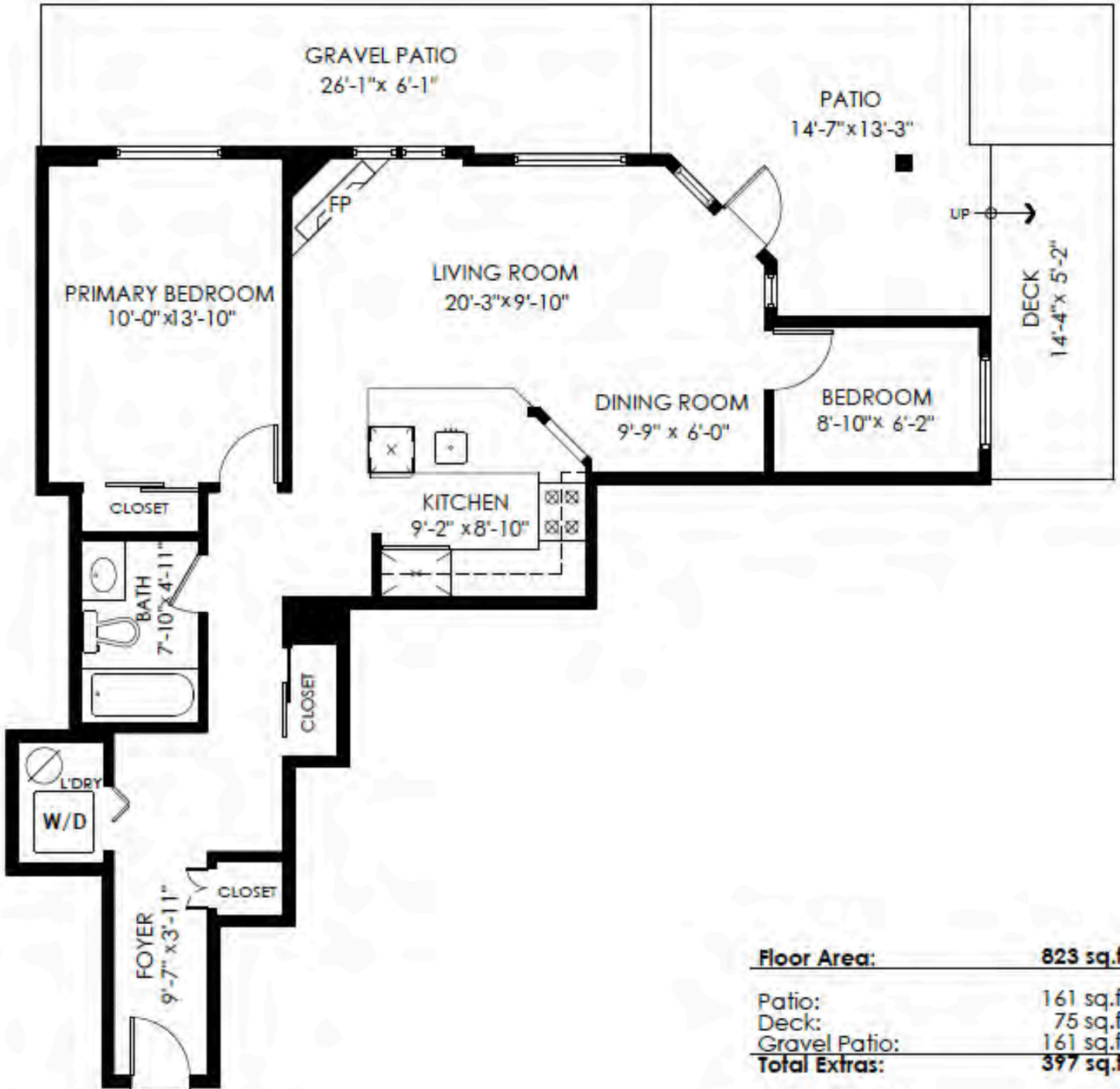
EMMA HAMEL

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



Floor Area:	823 sq.ft.
Patio:	161 sq.ft.
Deck:	75 sq.ft.
Gravel Patio:	161 sq.ft.
Total Extras:	397 sq.ft.

Ceiling Height: 7'-11"

MEASURED ON: (2024-07-12)





Presented by:
Keith Roy PREC*
 Keith Roy and Associates
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Active
R2906352

Board: V
 Apartment/Condo

106 1928 E 11TH AVENUE
 Vancouver East
 Grandview Woodland
 V5N 1Z2

Residential Attached
\$749,000 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$749,000**
 Meas. Type: Bedrooms: **2** Approx. Year Built: **1994**
 Frontage(feet): Bathrooms: **1** Age: **30**
 Frontage(metres): Full Baths: **1** Zoning: **RM-4**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,007.68**
 Sq. Footage: **0.00** For Tax Year: **2023**
 Flood Plain: P.I.D.: **018-450-806** Tax Inc. Utilities?:
 View: Tour:
 Complex / Subdiv: **Lakeview Court**
 First Nation
 Services Connctd: **Electricity, Natural Gas, Water**
 Sewer Type: Water Supply: **City/Municipal**

Style of Home: **Corner Unit, Ground Level Unit**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Vinyl**
 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), Fenced Yard**
 Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage; Underground**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata** Dist. to School Bus:
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: **No** :
 Floor Finish: **Laminate**

Legal: **STRATA LOT 6, PLAN LMS1066, 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 OR V, AS APPROPRIATE**

Amenities: **Elevator, Garden, In Suite Laundry, Storage, Wheelchair Access**

Site Influences: **Private Setting**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Pantry**

Finished Floor (Main): **823**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **823 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **823 sq. ft.**

Units in Development: **21**
 Exposure: **Northwest**
 Mgmt. Co's Name: **Associa**
 Maint Fee: **\$506.46**
 Maint Fee Includes: **Garbage Pickup, Gardening, Gas, Management, Snow removal**

Tot Units in Strata: **21** Locker: **Yes**
 Storeys in Building: **3**
 Mgmt. Co's #: **604-257-0325**
 Council/Park Apprv?:

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht: # of Levels: **1**
 # of Kitchens: **1** # of Rooms: **6**

Bylaws Restrictions: **Pets Allowed w/Rest.**
 Restricted Age: # of Pets: **2** 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	Foyer	9'7 x 3'11			x	1	Main	4	No
Main	Kitchen	9'2 x 8'10			x	2			
Main	Primary Bedroom	10'0 x 13'10			x	3			
Main	Living Room	20'3 x 9'10			x	4			
Main	Dining Room	9'9 x 6'0			x	5			
Main	Bedroom	8'10 x 6'2			x	6			
					x	7			
					x	8			

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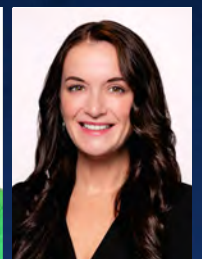
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*Denotes Personal Real Estate Corporation.