



**L01-2556 EAST HASTINGS ST.**  
1 BED | 1 BATH | 761 SQ. FT.

Do you love loft style homes? Then don't miss this one! Live/work warehouse style loft in the L'Atelier, a Georgie Award-winning heritage warehouse conversion! The convenient location has all the shops and restaurants you need in walking distance. The light filled space is fully renovated with updated kitchen, bathroom, washer/dryer, lighting and flooring. Enjoy the large open space with high ceilings located on the quiet side of the building. Easy access to downtown, transit and more! This pet friendly building has a stunning common rooftop, sun drenched patio to enjoy!

**NEIGHBOURHOOD HIGHLIGHTS**

- Elementary School**  
Dr. A. R. Lord Elementary
- High School**  
Templeton Secondary
- French Immersion**  
Laura Secord Elementary  
Vancouver Technical Secondary

**WALK SCORE:** 98  
**TRANSIT SCORE:** 64  
**BIKE SCORE:** 84

**Keith Roy**  
AND ASSOCIATES

604-210-2933  
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**RE/MAX**



KEITH ROY, PREC\*



GREG DENT



GREGORY ANDRUFF, PREC\*



TARYN LEES



SARAH HOPKINS



EMMA HAMEL

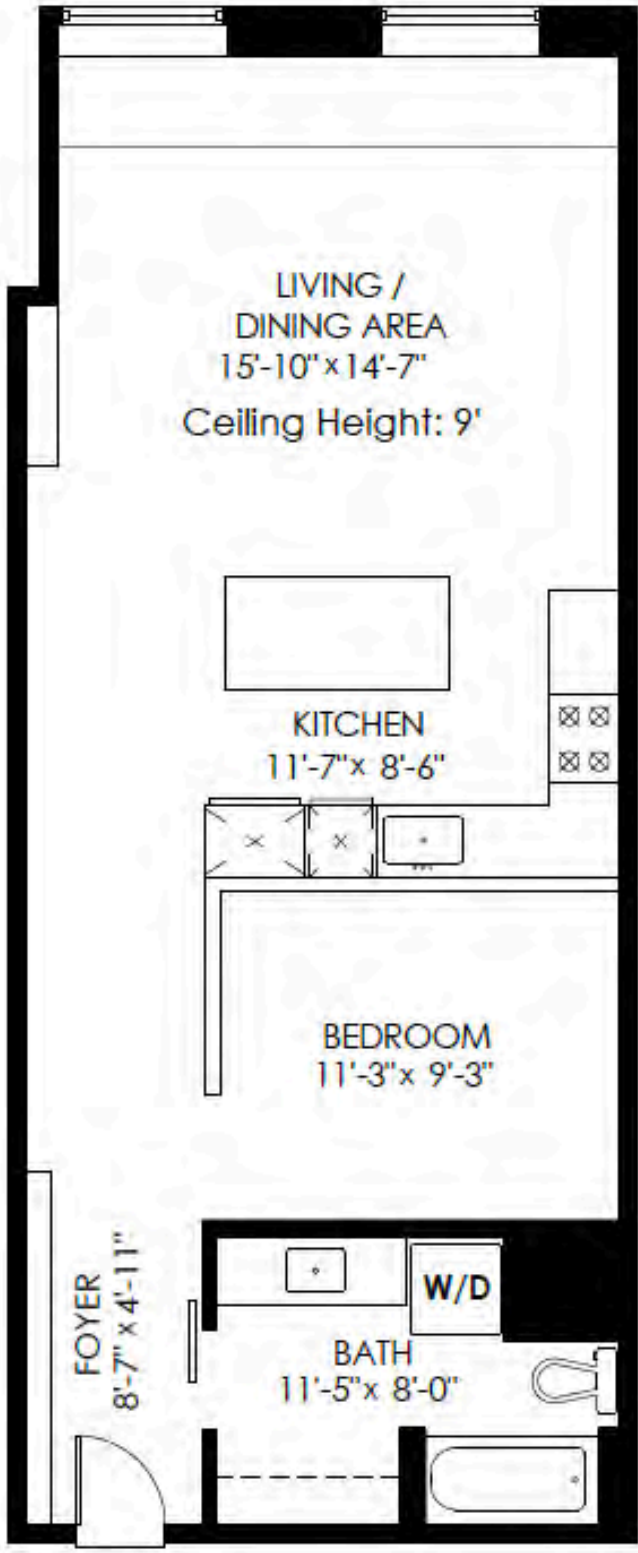
\*Denotes Personal Real Estate Corporation.

# L01-2556 EAST HASTINGS ST.

1 BED | 1 BATH | 761 SQ. FT.



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



Floor Area: **761 sq.ft.**

Ceiling Height: **8'-3"**

MEASURED ON: (2024-09-04)

info@pixworks.com www.pixworks.com 604.329.5788

360 Insured. Total square feet calculated to gross unit area. SCF based on interior measurements to exterior walls, not taken from original blueprint; may include unfinished area. This is for marketing purposes only and is not intended for architectural or construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.





Presented by:  
**Gregory Andruff PREC\***

Keith Roy and Associates  
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**Active**  
**R2953028**

Board: V  
Apartment/Condo

**L01 2556 E HASTINGS STREET**

Vancouver East  
Renfrew VE  
V5K 1Z3

Residential Attached

**\$549,000** (LP)

(SP)



Sold Date: \_\_\_\_\_ If new,GST/HST inc?: \_\_\_\_\_ Original Price: **\$549,000**  
Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **1995**  
Frontage(feet): \_\_\_\_\_ Bathrooms: **1** Age: **30**  
Frontage(metres): \_\_\_\_\_ Full Baths: **1** Zoning: **C2C**  
Depth / Size (ft.): \_\_\_\_\_ Half Baths: **0** Gross Taxes: **\$1,819.49**  
Sq. Footage: **0.00** P.I.D.: **019-194-234** For Tax Year: **2024**  
Flood Plain: \_\_\_\_\_ View: **No :** Tax Inc. Utilities?: **No**  
Complex / Subdiv: **L'ATELIER** Tour: **Virtual Tour URL**  
First Nation: \_\_\_\_\_  
Services Connctd: **Community, Electricity, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Live/Work Studio, Loft/Warehouse Conv.**  
Construction: **Concrete**  
Exterior: **Concrete, Mixed**  
Foundation: **Concrete Perimeter**

Renovations: \_\_\_\_\_  
# of Fireplaces: **0** R.I. Fireplaces: \_\_\_\_\_  
Fireplace Fuel: **None**  
Fuel/Heating: **Baseboard, Hot Water**  
Outdoor Area: **None**  
Type of Roof: **Torch-On**

Reno. Year: **2020**  
Rain Screen: \_\_\_\_\_  
Metered Water: **No**  
R.I. Plumbing: \_\_\_\_\_  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Laminate**

Total Parking: **0** Covered Parking: **0** Parking Access: \_\_\_\_\_  
Parking: **None**  
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Floor Finish: **Laminate**

Legal: **STRATA LOT 13, PLAN LMS1880, DISTRICT LOT THSL, 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: **Bike Room, Elevator, Garden**

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

Finished Floor (Main): **761**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **761 sq. ft.**  
Unfinished Floor: **0**

Units in Development: **90**  
Exposure: **South**  
Mgmt. Co's Name: **COYLVAN**  
Maint Fee: **\$369.09**  
Maint Fee Includes: **Garbage Pickup, Management**

Tot Units in Strata: **90** Locker: **No**  
Stores in Building: **3**  
Mgmt. Co's #: **604-683-8399**  
Council/Park Apprv?: \_\_\_\_\_

Grand Total: **761 sq. ft.**

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**

# of Pets: **2** Cats: **Yes** Dogs: **Yes**

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

Restricted Age: \_\_\_\_\_  
# 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	8'7 x 4'11			x	1	Main	4	No
Main	Kitchen	11'7 x 8'6			x	2			
Main	Living Room	15'10 x 14'7			x	3			
Main	Bedroom	11'3 x 9'3			x	4			
		x			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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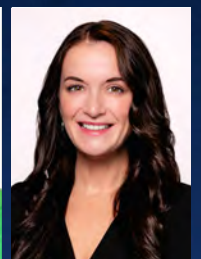
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