



610-298 EAST 11th AVENUE

1 BED | 1 BATH | 685 SQ. FT.

East facing 1 bedroom and den apartment with balcony. This wonderful layout has an open plan kitchen with island, a solarium/den, living room with electric fireplace, large master bedroom, walk-in closet and a connected cheater ensuite. Nicely kept unit that is currently tenanted. Building is centrally located by Main Street and Kingsway and close to downtown. 1 parking.

NEIGHBOURHOOD HIGHLIGHTS

Elementary School

Florence Nightingale Elementary

High School

Sir Charles Tupper Secondary

French Immersion

Laura Secord Elementary

Vancouver Technical Secondary

WALK SCORE: 100

BIKE SCORE: 92

TRANSIT SCORE: 74

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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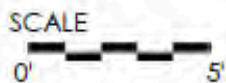
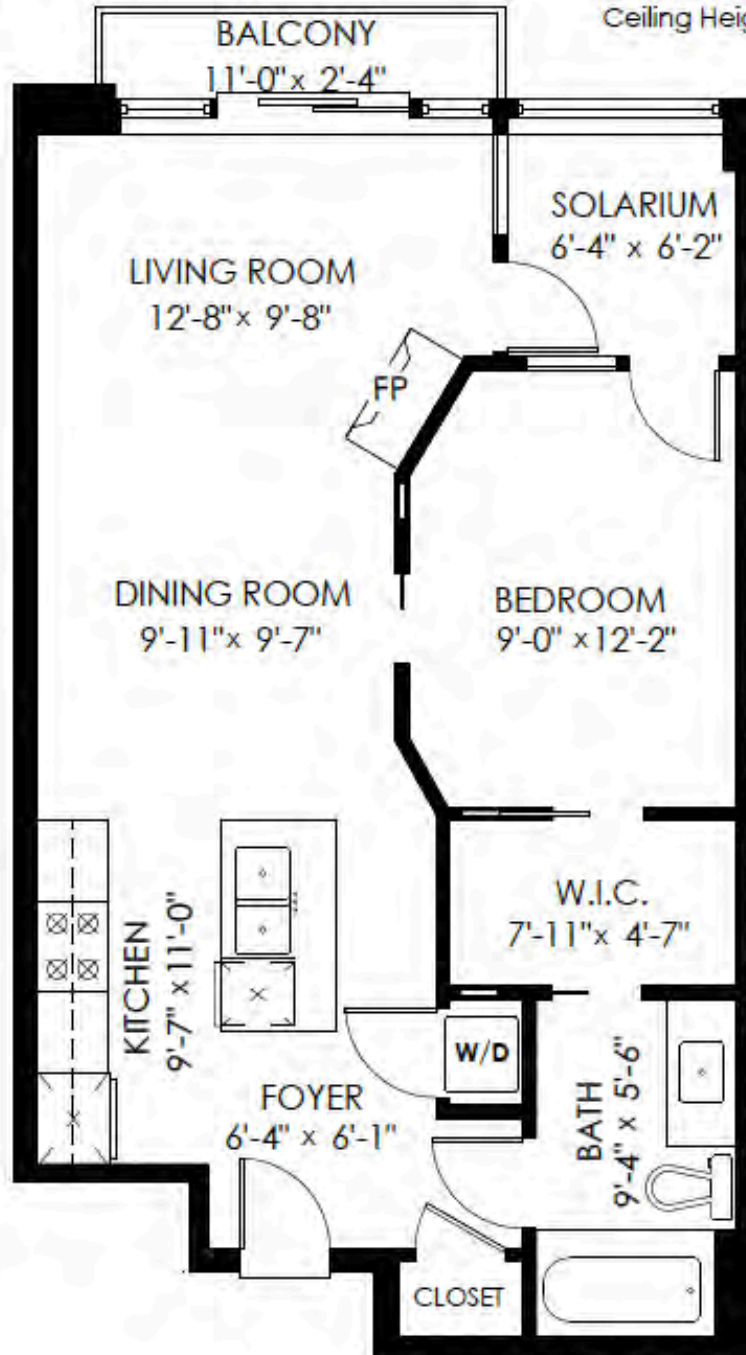
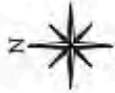


View additional photos & 3D tour at www.KeithRoy.com

Floor Area: 685 sq.ft.

Balcony: 26 sq.ft.

Ceiling Height: 8'-10"



MEASURED ON: (2024-05-13)

info@pixlworks.com www.pixlworks.com 604.329.5788

M&O Incent: Total square foot calculated to gross unit area. SQFT based on interior measurements for 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
R2883510

Board: V
Apartment/Condo

610 298 E 11TH AVENUE

Vancouver East
Mount Pleasant VE
V5T 0A2

Residential Attached

\$699,000 (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** P.I.D.: **027-702-171**
Flood Plain: _____
View: _____
Complex / Subdiv: **THE SOPHIA**
First Nation: _____
Services Connctd: **Community, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$699,000**
Approx. Year Built: **2008**
Age: **16**
Zoning: **C-3A**
Gross Taxes: **\$2,099.43**
For Tax Year: **2023**
Tax Inc. Utilities?: **No**
Tour: **Virtual Tour URL**

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

Renovations: _____
of Fireplaces: **1** R.I. Fireplaces: _____
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Electric**
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: _____
Parking: **Garage; Underground**
Dist. to Public Transit: **CLOSE**
Title to Land: **Freehold Strata** Dist. to School Bus: **CLOSE**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood**

Legal: **STRATA LOT 58, PLAN BCS3166, DISTRICT LOT 301, 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, Club House, Elevator, In Suite Laundry**

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

Finished Floor (Main): **685**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **685 sq. ft.**
Unfinished Floor: **0**
Grand Total: **685 sq. ft.**

Units in Development: **81**
Exposure: **East**
Mgmt. Co's Name: **Korecki**
Maint Fee: **\$366.24**
Maint Fee Includes: **Garbage Pickup, Gardening, Hot Water, Management**

Tot Units in Strata: **81** Locker: **Yes**
Stores in Building: **8**
Mgmt. Co's #: **604-233-7772**
Council/Park Apprv?: _____

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: _____
of Kitchens: **1** # of Levels: **1**
of Rooms: **7**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
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	6'4 x 6'1			x	1	Main	4	No
Main	Kitchen	9'7 x 11'			x	2			
Main	Dining Room	9'11 x 9'7			x	3			
Main	Living Room	12'8 x 9'8			x	4			
Main	Primary Bedroom	9' x 12'2			x	5			
Main	Walk-In Closet	7'11 x 4'7			x	6			
Main	Den	6'4 x 6'2			x	7			
					x	8			

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