



Presented by:  
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**Active**  
**R2819656**  
 Board: V  
 Apartment/Condo

# 1006 63 KEEFER PLACE

Vancouver West  
 Downtown VW  
 V6B 6N6

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



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$550,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>1</b>	Approx. Year Built: <b>1999</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>24</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>CD-1</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,537.74</b>
Sq. Footage: <b>0.00</b>	P.I.D.: <b>024-673-099</b>	For Tax Year: <b>2023</b>
Flood Plain:		Tax Inc. Utilities?: <b>No</b>
View: <b>No :</b>		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv: <b>EUROPA</b>		
Complex / Subdiv: <b>EUROPA</b>		
Services Connctd: <b>Community, Electricity, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Forced Air, Heat Pump**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Torch-On**

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

Total Parking: **1** Covered Parking: **1** Parking Access:  
 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**

Legal: **STRATA LOT 71, PLAN LMS4071, DISTRICT LOT FC, 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, Exercise Centre, In Suite Laundry, Pool; Indoor, Swirlpool/Hot Tub**

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

Finished Floor (Main): <b>575</b>	Units in Development: <b>191</b>	Tot Units in Strata: <b>191</b> Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building: <b>27</b>
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>WYNFORD</b>	Mgmt. Co's #: <b>604-261-0285</b>
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$474.00</b>	Council/Park Apprv?:
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility</b>	
Finished Floor (Total): <b>575 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed, Rentals Allwd w/Restrctns</b>	
Unfinished Floor: <b>0</b>	Restricted Age:	# of Pets: <b>2</b> Cats: <b>Yes</b> Dogs: <b>Yes</b>
Grand Total: <b>575 sq. ft.</b>	# or % of Rentals Allowed:	
Suite: <b>None</b>	Short Term (<1yr) Rnt/Lse Alwd?: <b>No</b>	
Basement: <b>None</b>	Short Term Lse-Details: <b>30 Day Minimum</b>	
Crawl/Bsmt. Ht:		
# of Kitchens: <b>1</b>		
# of Levels: <b>1</b>		
# of Rooms: <b>5</b>		

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

**Keith Roy**  
 AND ASSOCIATES\*

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**RE/MAX**



Keith Roy PREC



Taryn Lees



Greg Dent



Sarah Hopkins



Greg Andruff PREC



Emma Hamel





#### NEIGHBORHOOD HIGHLIGHTS

##### Elementary School

Šxʷwəḡʷəθət Crosstown Elementary

##### Secondary

Britannia Secondary

##### French Immersion

Laura Secord Elementary  
Vancouver Technical Secondary

**WALK SCORE:** 98

**BIKE SCORE:** 98

**TRANSIT SCORE:** 100

## 1006-63 KEEFER PLACE

1 BED, 1 BATH, 575 SQ. FT.

This well laid out 1-bedroom 575SF in Europa features stainless steel appliances, a gas stove, and granite countertops. Laminate floors throughout with a gas fireplace in the living room. Geothermal heat and air cooling. The building offers a prime location, complete with a pool, hot tub, gym, and 24-hour concierge. Walking distance to shopping, restaurants, transit and more. 1 parking.

**\$550,000**

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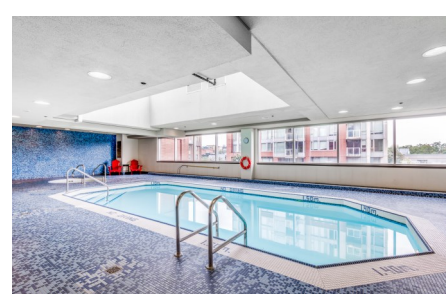


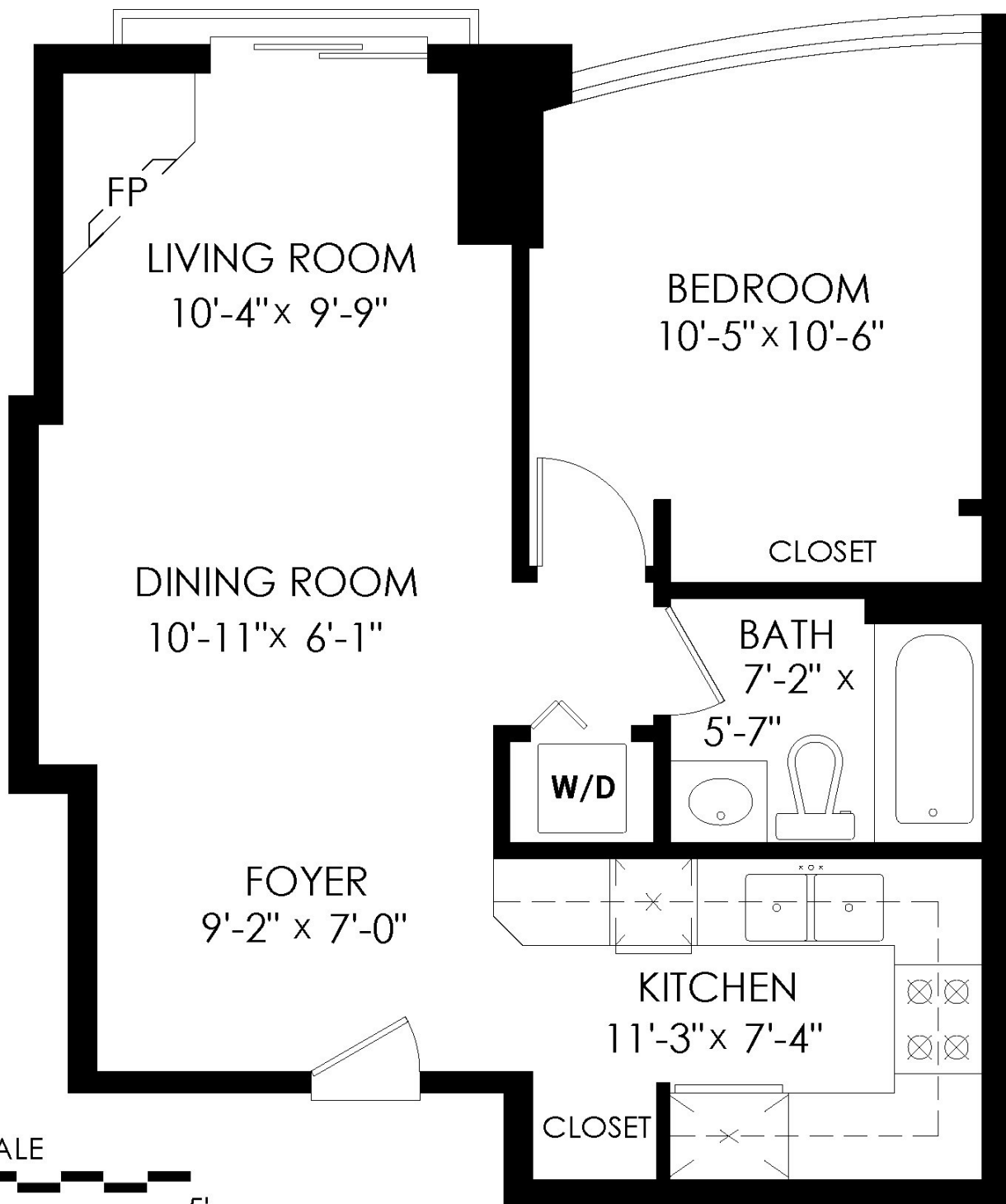
Emma Hamel



# 1006-63 KEEFER PLACE

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





SCALE

0' 5'

Floor Area: 575 sq.ft.

Ceiling Height: 7'-11"

MEASURED ON: (2023-09-25)

info@pixlworks.com www.pixlworks.com 604.329.5788

E&O Insured. 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.

