



NEIGHBORHOOD HIGHLIGHTS

Elementary School

7 3xwæq̃wəθæt Crosstown Elementary

High School

King George Secondary

French Immersion

Kitsilano Secondary

WALK SCORE: 99

BIKE SCORE: 90

TRANSIT SCORE: 100

1006-989 NELSON STREET

1 BED, 1 BATH, 514 SQ. FT

Become a part of Vancouver's history by owning at the Electra! This original condition unit with North-West exposure provides for lots of natural light and a peek-a-boo water view, while the insuite air-conditioning ensures the perfect climate! This building fully allows rentals (including AirBNB with appropriate city permits) – giving you the flexibility to move in or rent it out from Day 1. Boasting 3 high-speed elevators as well a guest suite, theatre room, party room and a gym – the building amenities are bountiful. This unit comes with a storage locker and parking is available for rent across the street at a preferred rate for Electra owners.

\$540,000

Keith Roy, PREC*

Taryn Lees

Greg Dent

Greg Andruff, PREC*

Sarah Hopkins

Keith Roy
AND ASSOCIATES

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RE/MAX

This communication is not intended to cause or induce breach of an existing agency agreement. RE/MAX Select Realty.

*Personal Real Estate Corporation

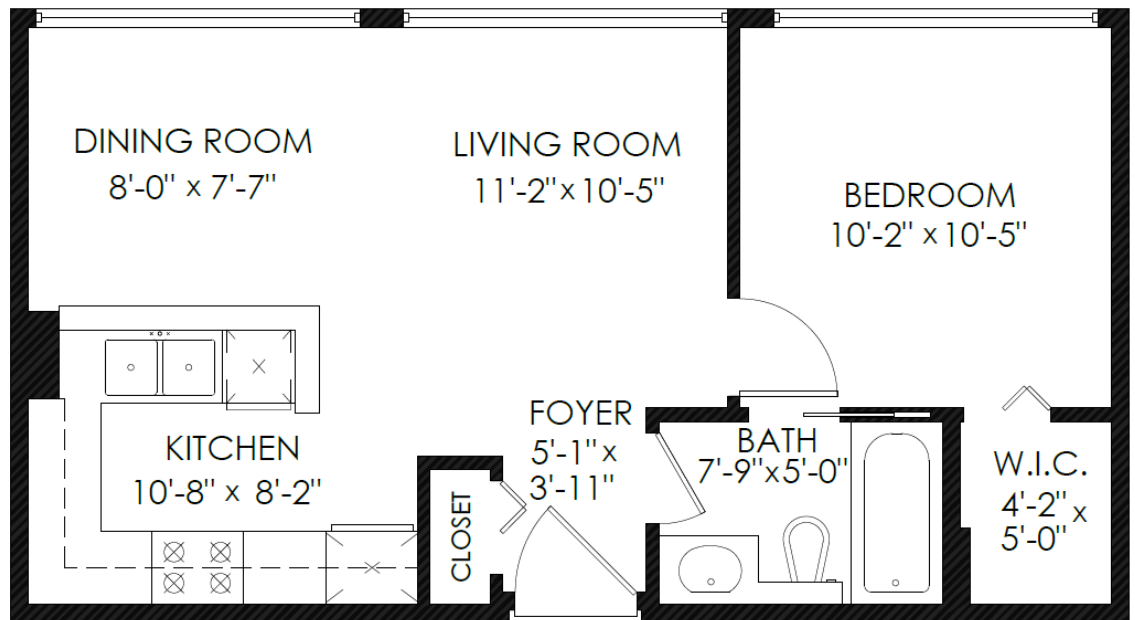
1006-989 NELSON STREET

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



Floor Area: **514 sq.ft.**

Ceiling Height: **8'-11"**



SCALE
0' 5'





Presented by:
Keith Roy PREC*

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Active
R2715595
Board: V
Apartment/Condo

1006 989 NELSON STREET

Vancouver West
Downtown VW
V6Z 2S1

Residential Attached
\$540,000 (LP)
(SP)



Virtually Staged

Sold Date:	If new, GST/HST inc?:	Original Price: \$540,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 1995
Frontage(feet):	Bathrooms: 1	Age: 27
Frontage(metres):	Full Baths: 1	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,368.01
Sq. Footage: 0.00	P.I.D.: 019-178-131	For Tax Year: 2022
Flood Plain:		Tax Inc. Utilities?: No
View: Yes : CITY		Tour: Virtual Tour URL
Complex / Subdiv: ELECTRA		
First Nation Reserve:		
Services Connctd: Community, Electricity, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Concrete, Glass**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Forced Air, Other**
Outdoor Area: **None**
Type of Roof: **Torch-On**

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

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**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Tile, Carpet**

Legal: **STRATA LOT 101, PLAN LMS1866, DISTRICT LOT 541, NEW WESTMINSTER LAND DISTRICT, UNDIV 459/234700 SHARE IN COM PROP THEREIN 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: **Air Cond./Central, Bike Room, Elevator, Exercise Centre, Guest Suite, Recreation Center, Shared Laundry, Concierge**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, Dishwasher, Refrigerator, Stove**

Finished Floor (Main): 514	Units in Development: 242	Tot Units in Strata: 242	Locker: Yes
Finished Floor (Above): 0	Exposure: Northwest	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Urban Properties Ltd	Mgmt. Co's #: 604-681-4177	
Finished Floor (Below): 0	Maint Fee: \$440.26	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Hot Water, Management, Recreation Facility		
Finished Floor (Total): 514 sq. ft.			
Unfinished Floor: 0			
Grand Total: 514 sq. ft.	Bylaws Restrictions: Pets Not Allowed, Rentals Allowed	# of Pets:	Cats: No Dogs: No
Suite: None	Restricted Age:		
Basement: None	# or % of Rentals Allowed: 100%		
Crawl/Bsmt. Ht:	Short Term (<1yr) Rnt/Lse Alwd?: Yes		
# of Kitchens: 1	Short Term Lse-Details: Air BnB Allowed with appropriate city permits		
# of Levels: 1			
# of Rooms: 6			

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

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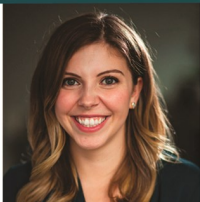
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