



NEIGHBORHOOD HIGHLIGHTS

Elementary School

Simon Fraser Elementary

High School

Eric Hamber Secondary

French Immersion—Secondary

Kitsilano Secondary

WALK SCORE: 100

BIKE SCORE: 84

TRANSIT SCORE: 88

409-2520 MANITOBA STREET

2 BED, 1 BATH, 828 SQ. FT.

This centrally located 2-bedroom plus flex, 828 sq ft condo is located on the new Broadway Subway Line and close to the Canada Line. Broadway offers an array of amenities, dining options, shopping, and entertainment. North-facing unit in a concrete building with city and mountain views. Pet-friendly for up to 2 pets. Living room has cork floors, kitchen has stainless steel appliances and granite countertops. 1 parking and 1 storage .

\$799,000

Keith Roy
AND ASSOCIATES

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RE/MAX



Keith Roy PREC



Taryn Lees



Greg Dent



Sarah Hopkins



Greg Andruff PREC

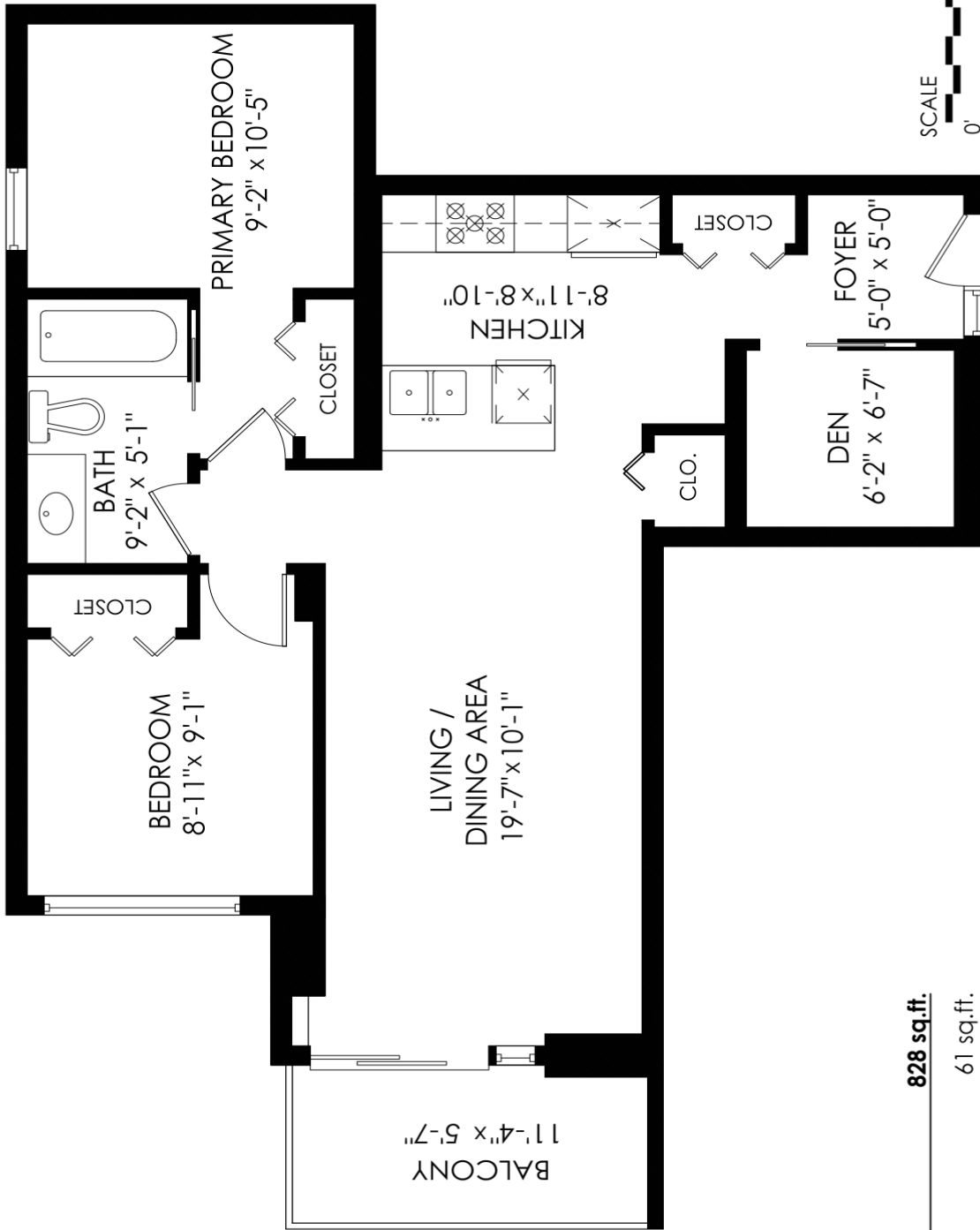


Emma Hamel

409-2520 MANITOBA STREET

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





Floor Area: 828 sq.ft.
Balcony: 61 sq.ft.
Ceiling Height: 8'-4"



MEASURED ON: (2023-09-08)
www.pixiworks.com ☎ 604.329.5788

info@pixiworks.com 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.



Presented by:
Keith Roy PREC*

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Active
R2836299
Board: V
Apartment/Condo

409 2520 MANITOBA STREET
Vancouver West
Mount Pleasant VW
V5Y 3A6

Residential Attached
\$799,000 (LP)
(SP)



Sold Date: _____ If new,GST/HST inc?: _____ Original Price: **\$799,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **2007**
Frontage(feet): _____ Bathrooms: **1** Age: **16**
Frontage(metres): _____ Full Baths: **1** Zoning: **C-3A**
Depth / Size (ft.): _____ Half Baths: **0** Gross Taxes: **\$2,491.50**
Sq. Footage: **0.00** P.I.D.: **027-043-371** For Tax Year: **2023**
Flood Plain: _____ View: **Yes :Gorgeous City/Mountain Views** Tax Inc. Utilities?: **No**
Complex / Subdiv: **THE VUE** Tour: **Virtual Tour URL**
First Nation _____
Services Connctd: **Community, Electricity, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Corner Unit, Upper Unit**
Construction: **Concrete**
Exterior: **Concrete, Glass**
Foundation: **Concrete Perimeter**
Renovations: _____ Reno. Year: _____
of Fireplaces: **0** R.I. Fireplaces: _____ Rain Screen: **Full**
Fireplace Fuel: **None** Metered Water: _____
Fuel/Heating: **Baseboard, Electric, Radiant** R.I. Plumbing: _____
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Torch-On**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
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: **Other, Tile**

Legal: **STRATA LOT 39, PLAN BCS2308, DISTRICT LOT 302, 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 **RELIST**

Amenities: **Bike Room, Elevator, In Suite Laundry, Storage**

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

Finished Floor (Main): **828**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **828 sq. ft.**
Unfinished Floor: **0**
Grand Total: **828 sq. ft.**

Units in Development: **46** Tot Units in Strata: **50** Locker: **Yes**
Exposure: **North** Storeys in Building: **5**
Mgmt. Co's Name: **604 Real Estate Services Inc** Mgmt. Co's #: **604-689-0909**
Maint Fee: **\$377.13** Council/Park Apprv?: _____
Maint Fee Includes: **Garbage Pickup, Gardening, Hot Water, Management**

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

Bylaws Restrictions: **Pets Allowed, Rentals Allowed** # of Pets: **2** Cats: **Yes** Dogs: **Yes**
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	5' x 5'			x	1	Main	4	No
Main	Den	6'2 x 6'7			x	2			
Main	Kitchen	8'11 x 8'10			x	3			
Main	Living Room	19'7 x 10'1			x	4			
Main	Primary Bedroom	9'2 x 10'5			x	5			
Main	Bedroom	8'11 x 9'1			x	6			
					x	7			
					x	8			

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