



907-131 REGIMENT SQUARE

1 BED | 1 BATH | 510 SQ. FT.

Junior one bedroom+den/storage at Spectrum 3! Open layout includes dedicated nook for a bed, lots of windows and natural light, in-suite laundry and a patio facing the courtyard, additional den for storage or a great space for an office/work space. Walking distance to all downtown amenities, shopping, transit and more. The building features exclusive use of the Ozone Club: concierge service, indoor swimming pool, fitness center, sauna and hot tub, and clubhouse.

NEIGHBOURHOOD HIGHLIGHTS

Elementary School

7 3xwəq̄wəθət Crosstown Elementary

High School

King George Secondary

French Immersion

Kitsilano Secondary

WALK SCORE: 97

BIKE SCORE: 95

TRANSIT SCORE: 100

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



Total Floor Area: 487 sq ft
Balcony: 30 sq ft

Strata Plan Shows 510sf



PREPARED: 2024/06/03



While regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification. E&O Insured.



Presented by:
Keith Roy PREC*

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Active
R2931695

Board: V
Apartment/Condo

907 131 REGIMENT SQUARE

Vancouver West
Downtown VW
V6B 1X6

Residential Attached

\$519,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$519,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 2007
Frontage(feet):	Bathrooms: 1	Age: 17
Frontage(metres):	Full Baths: 1	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,534.94
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 027-259-846	Tax Inc. Utilities?: Yes
View: Yes :CITY		Tour:
Complex / Subdiv: SPECTRUM 3		
First Nation:		
Services Connctd: Community, Electricity, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
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: **0** Covered Parking: **0** 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 51, PLAN BCS2577, 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 OR V, AS APPROPRIATE**

Amenities: **Bike Room, Club House, Exercise Centre, Pool; Indoor, Sauna/Steam Room**

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

Finished Floor (Main): **510**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **510 sq. ft.**
Unfinished Floor: **0**
Grand Total: **510 sq. ft.**

Units in Development: **211**
Exposure:
Mgmt. Co's Name: **RANCHO MANAGEMENT**
Maint Fee: **\$329.00**
Maint Fee Includes: **Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**

Tot Units in Strata: **211** Locker: **No**
Stores in Building: **30**
Mgmt. Co's #: **604-684-4508**
Council/Park Apprv?:

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht:

of Levels: **1**
of Rooms: **4**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
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	Kitchen	10'9 x 12'1			x	1	Main	4	No
Main	Dining Room	7'3 x 3'11			x	2			
Main	Bedroom	11'6 x 13'6			x	3			
Main	Storage	6'1 x 5'4			x	4			
		x			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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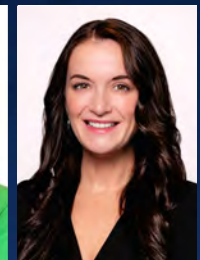
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*Denotes Personal Real Estate Corporation.