

2003-1088 QUEBEC ST

2 BED | 2 BATH | 963 SQ. FT.



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



Floor Area: 963 sq.ft.

Balcony: 45 sq.ft.

Ceiling Height: 8'-0"



MEASURED ON: (2024-01-29)

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.



Presented by:
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Active
R2845453

Board: V
Apartment/Condo

2003 1088 QUEBEC STREET

Vancouver East
Downtown VE
V6A 4H2

Residential Attached

\$925,000 (LP)

(SP) **M**



Sold Date: _____ If new, GST/HST inc?: _____
Meas. Type: **Feet** Bedrooms: **2**
Frontage(feet): _____ Bathrooms: **2**
Frontage(metres): _____ Full Baths: **2**
Depth / Size (ft.): _____ Half Baths: **0**
Sq. Footage: **0.00**
Flood Plain: _____ P.I.D.: **023-914-637**
View: **Yes :WATER, CITY & MOUNTAIN**
Complex / Subdiv: **VICEROY**
First Nation _____
Services Connctd: **Community, Electricity, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$925,000**
Approx. Year Built: **1997**
Age: **27**
Zoning: **CD-1**
Gross Taxes: **\$2,396.96**
For Tax Year: **2023**
Tax Inc. Utilities?: **No**
Tour: **Virtual Tour URL**

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

Renovations: _____
of Fireplaces: **1** 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: _____
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: _____

Legal: **STRATA LOT 119, PLAN LMS2972, DISTRICT LOT 2037, 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: **Exercise Centre, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub**

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

Finished Floor (Main): **963**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **963 sq. ft.**
Unfinished Floor: **0**
Grand Total: **963 sq. ft.**

Units in Development: **152**
Exposure: _____
Mgmt. Co's Name: **WYDFORD GROUP**
Maint Fee: **\$572.00**
Maint Fee Includes: **Garbage Pickup, Hot Water, Management, Recreation Facility**

Tot Units in Strata: **152** Locker: **Yes**
Storeys in Building: **27**
Mgmt. Co's #: **604-261-0285**
Council/Park Apprv?: _____

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

Bylaws Restrictions: **Pets Allowed w/Rest.**
Restricted Age: _____ # of Pets: _____
or % of Rentals Allowed: _____ Cats: **Yes** Dogs: **Yes**
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details: _____

Floor	Type	Dimensions
Main	Foyer	11'1 x 4'6
Main	Living Room	13'5 x 13'2
Main	Dining Room	12'8 x 8'6
Main	Kitchen	12'8 x 9'4
Main	Primary Bedroom	11'8 x 12'5
Main	Bedroom	10'6 x 10'7
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	3	No
2	Main	4	Yes
3			
4			
5			
6			
7			
8			

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*Denotes Personal Real Estate Corporation.