

\$0 strata fees for 1st 6 months!



NEIGHBORHOOD HIGHLIGHTS

Elementary School

Lord Roberts Elementary

High School

King George Secondary

French Immersion—Secondary

Kitsilano Secondary

WALK SCORE: 81

BIKE SCORE: 85

TRANSIT SCORE: 72

802-1534 HARWOOD STREET

1 BED, 1 BATH, 539 SQ. FT.

OCEAN & PEEKABOO MOUNTAIN VIEW. Fees include property taxes and heat and hot water. Located 1 blk from Beach Ave & English Bay on lovely tree lined street. This bright corner unit has an open living room & dining area w/hardwood floors. The refreshed kitchen has a window overlooking the ocean and Stanley park. There are modern light fixtures & a modern bathroom with upgraded vanity, fixtures, & floor. Quiet & peaceful location with only 4 suites per floor. Rentals & pets allowed. Concrete, well maintained, friendly bldg with updates to the elevator, roof, electrical & piping. Ask your REALTOR about this pre-paid non-strata leasehold investment which offers affordable living.

\$325,000

Keith Roy
AND ASSOCIATES

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www.KeithRoy.com



RE/MAX



Keith Roy PREC



Taryn Lees



Greg Dent



Sarah Hopkins



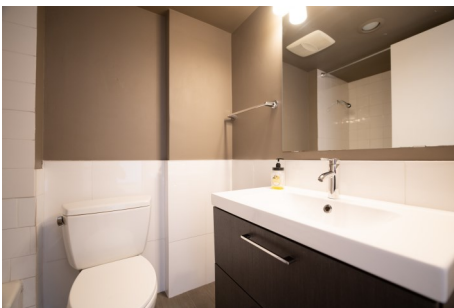
Greg Andruff PREC



Emma Hamel

802-1534 HARWOOD STREET

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



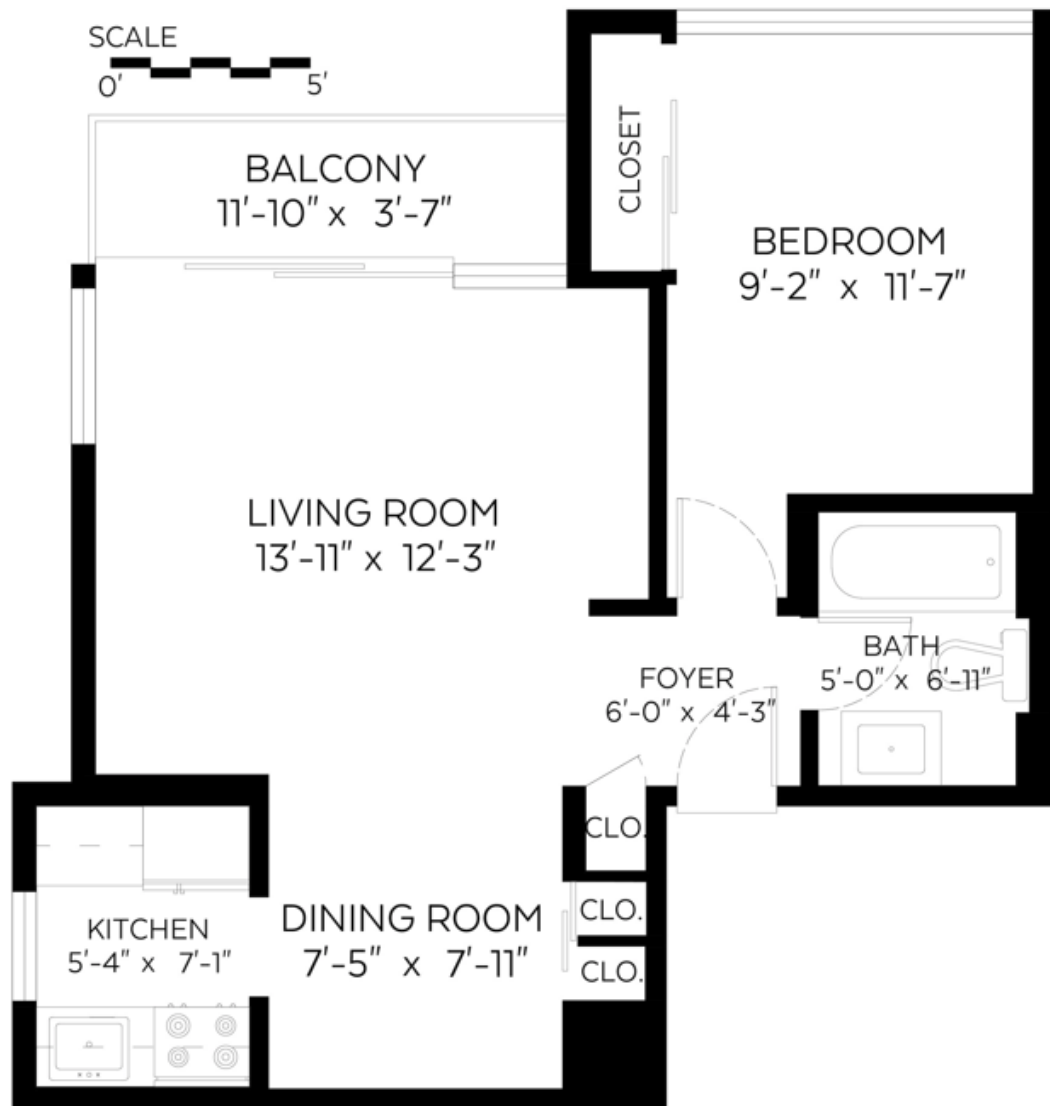
802-1534 Harwood Street,
Vancouver, B.C.

Main Floor: 539 sq.ft.

Ceiling Height: 8'-1"

Auxiliary Area

Balcony: 42 sq.ft.



NORTH

Valid Until: November 18, 2021

The floor plan is not suitable for architectural/construction and is covered under E&O. © Excelsior Measuring Inc. 2021. All rights reserved for Excelsior Measuring Inc. Users shall not publish and distribute such material (in whole or in part) and/or incorporate it in other works in any form.



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the Pixlink App™





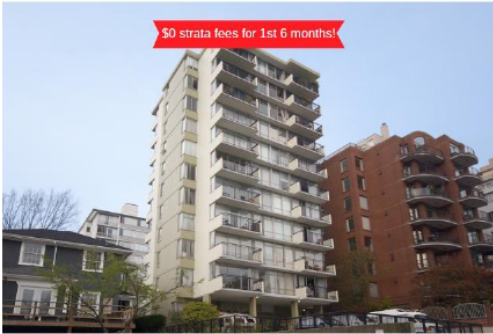
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Active
R2766982
 Board: V
 Apartment/Condo

802 1534 HARWOOD STREET
 Vancouver West
 West End VW
 V6G 2J1

Residential Attached
\$325,000 (LP)
 (SP)



Sold Date: _____ If new,GST/HST inc?: _____ Original Price: **\$325,000**
 Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **1967**
 Frontage(feet): _____ Bathrooms: **1** Age: **56**
 Frontage(metres): _____ Full Baths: **1** Zoning: **RM-5A**
 Depth / Size (ft.): _____ Half Baths: **0** Gross Taxes: **\$0.00**
 Sq. Footage: **0.00** P.I.D.: **024-224-286** For Tax Year: **2023**
 Flood Plain: _____ View: **Yes : ENGLISH BAY/PEEKABOO** Tax Inc. Utilities?: **No**
 Complex / Subdiv: **St. Pierre** Tour: _____
 First Nation _____
 Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Total Parking: _____ Covered Parking: _____ Parking Access: **Rear**
 Parking: **Add. Parking Avail., Other**
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Title to Land: **Leasehold prepaid-NonStrata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Tile**

Renovations: _____ Reno. Year: _____
 # of Fireplaces: **0** R.I. Fireplaces: **0** Rain Screen: _____
 Fireplace Fuel: _____ Metered Water: _____
 Fuel/Heating: **Hot Water** R.I. Plumbing: _____
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Other**

Legal: **LOT 8, BLOCK 52, PLAN VAP92, DISTRICT LOT 185, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Elevator, Shared Laundry, Storage, Wheelchair Access**

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **Drapes/Window Coverings, Microwave, Refrigerator, Stove**

Finished Floor (Main): 539	Units in Development: 41	Tot Units in Strata: _____	Locker: Yes
Finished Floor (Above): 0	Exposure: Northeast	Stores in Building: _____	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Philip Ling	Mgmt. Co's #: 604-649-3893	
Finished Floor (Below): 0	Maint Fee: \$929.66	Council/Park Apprv?: _____	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Heat, Hot Water, Management, Sewer, Snow removal, Taxes, Water		
Finished Floor (Total): 539 sq. ft.			
Unfinished Floor: 0			
Grand Total: 539 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed	# of Pets: _____	Cats: Yes Dogs: Yes

Suite: **None**
 Basement: **None**
 Crawl/Bsmt. Ht: _____ # of Levels: **1**
 # of Kitchens: **1** # of Rooms: **5**
 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	6'0 x 4'4			x	1	Main	4	No
Main	Living Room	13'11 x 12'3			x	2			
Main	Dining Room	7'5 x 7'11			x	3			
Main	Kitchen	5'4 x 7'1			x	4			
Main	Bedroom	9'2 x 11'7			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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