



205-2336 WALL STREET

2 BED | 1 BATH | 928 SQ. FT.

Welcome to Harbour Shores. This worry free building was fully rainscreened in 2017, offering new windows, balconies, membrane & drainage for your peace of mind. This bright and spacious 2 bedroom/1 bathroom unit is move-in ready. Featuring new hardwood floors, totally renovated bathroom, updated kitchen with brand new stove, microwave & dishwasher, large covered patio with gorgeous water and mountain views, parking, and storage. Building permits occupants to smoke in units. Located in the quiet Wall Street neighbourhood, close to the Adanac Bike route, Hastings Park, New Brighton Park/Pool, shopping, cafes, restaurants & minutes from Downtown Vancouver. Nothing to do but move in and call this your new home!

NEIGHBOURHOOD HIGHLIGHTS

Elementary School

Hastings Elementary
Tillicum (Hastings Annex)

High School

Templeton Secondary

French Immersion

Laura Secord Elementary
Vancouver Technical Secondary

WALK SCORE: 77

BIKE SCORE: 57

TRANSIT SCORE: 59

Keith Roy
AND ASSOCIATES

604-210-2933
team@KeithRoy.com
KeithRoy.com



RE/MAX



KEITH ROY, PREC*



GREG DENT



GREGORY ANDRUFF, PREC*



TARYN LEES



SARAH HOPKINS

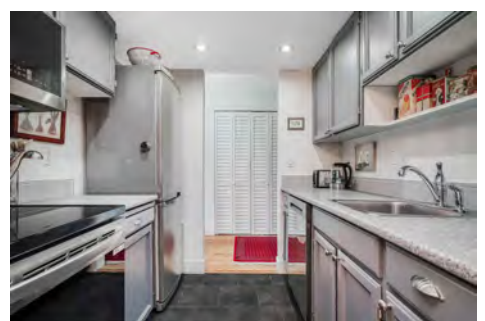


EMMA HAMEL

*Denotes Personal Real Estate Corporation.

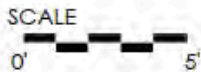
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View additional photos & 3D tour at www.KeithRoy.com

Floor Area: 928 sq.ft.
Balcony: 138 sq.ft.
Ceiling Height: 8'-0"





Presented by:
Keith Roy PREC*

Keith Roy and Associates
RE/MAX Select Realty
Phone: 604-210-2933
http://www.keithroy.com
team@keithroy.com



Active
R2920399

Board: V
Apartment/Condo

205 2336 WALL STREET

Vancouver East
Hastings
V5L 1B7

Residential Attached

\$850,000 (LP)
(SP)



Sold Date: _____ If new,GST/HST inc?: _____ Original Price: **\$850,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1974**
Frontage(feet): _____ Bathrooms: **1** Age: **50**
Frontage(metres): _____ Full Baths: **1** Zoning: **RM-3A**
Depth / Size (ft.): _____ Half Baths: **0** Gross Taxes: **\$2,427.08**
Sq. Footage: **0.00** For Tax Year: **2024**
Flood Plain: _____ P.I.D.: **003-505-413** Tax Inc. Utilities?: **No**
View: **Yes : WATER AND MOUNTAINS** Tour: **Virtual Tour URL**
Complex / Subdiv: **Harbour Shores**
First Nation _____
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Inside Unit**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Mixed**
Foundation: **Concrete Perimeter**

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: **Hardwood, Tile**

Renovations: _____ Reno. Year: _____
of Fireplaces: **1** R.I. Fireplaces: _____ Rain Screen: **Full**
Fireplace Fuel: **Gas - Natural** Metered Water: _____
Fuel/Heating: **Baseboard, Hot Water, Natural Gas** R.I. Plumbing: _____
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Legal: **STRATA LOT 19, PLAN VAS151, DISTRICT LOT 184, 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 1 OR V, AS APPROPRIATE**

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

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

Finished Floor (Main): 928	Units in Development: 40	Tot Units in Strata: 40	Locker: Yes
Finished Floor (Above): 0	Exposure: North	Stores in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Atira	Mgmt. Co's #: 604-439-8804	
Finished Floor (Below): 0	Maint Fee: \$400.06	Council/Park Apprv?: _____	
Finished Floor (Basement): 0	Maint Fee Includes: Gardening, Gas, Heat, Hot Water, Water		
Finished Floor (Total): 928 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest.		
Unfinished Floor: 0	Restricted Age: _____	# of Pets: _____	Cats: Yes Dogs: Yes
Grand Total: 928 sq. ft.	# or % of Rentals Allowed: _____		
Suite: None	Short Term(<1yr)Rnt/Lse Alwd?: No		
Basement: None	Short Term Lse-Details: _____		
Crawl/Bsmt. Ht: _____			
# of Kitchens: 1			
# of Levels: 1			
# of Rooms: 6			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	7'8 x 4'2			x	1	Main	4	No
Main	Primary Bedroom	11'2 x 15'8			x	2			
Main	Bedroom	9'1 x 12'0			x	3			
Main	Kitchen	7'1 x 7'6			x	4			
Main	Dining Room	9'1 x 7'11			x	5			
Main	Living Room	12' x 14'4			x	6			
					x	7			
					x	8			

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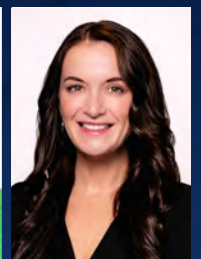
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