



NEIGHBORHOOD HIGHLIGHTS

Elementary School

Lord Roberts Elementary

High School

King George Secondary

French Immersion

Kitsilano Secondary

WALK SCORE: 98

BIKE SCORE: 89

TRANSIT SCORE: 94

201– 1005 BROUGHTON STREET

2 BED, 1 BATH, 841 SQ. FT.

Discover urban living at its finest in this 2-bedroom corner unit condo located in the heart of Vancouver's dynamic West End. With wrap-around windows providing abundant natural light and picturesque treed views, this freehold condo offers a prime location just steps away from trendy amenities and cultural hotspots like Denman St, English Bay and Stanley Park. Sold as-is, this property presents a golden opportunity for renovation enthusiasts to transform it into their own. Embrace the potential and make this downtown condo your own!

\$699,000

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

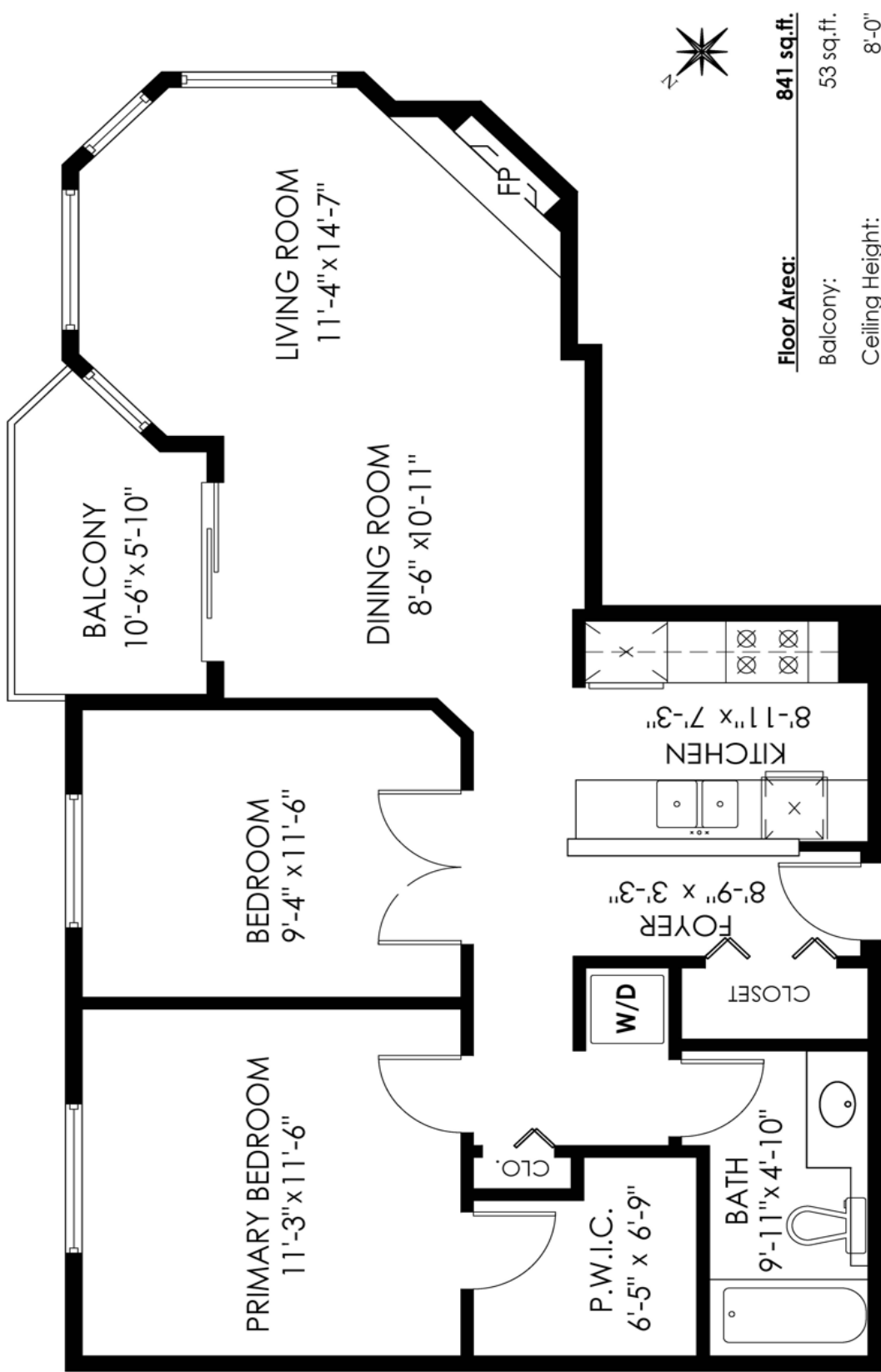


Emma Hamel

201- 1005 BROUGHTON STREET

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





Floor Area: 841 sq.ft.
Balcony: 53 sq.ft.
Ceiling Height: 8'-0"



MEASURED ON: (2023-07-24)
www.pixlworks.com ☎ 604.329.5788
 info@pixlworks.com

SCALE
 0' 5'

E&O Insured. Total square foot calculated to gross unit area. SCFT 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
R2823296
 Board: V
 Apartment/Condo

201 1005 BROUGHTON STREET
 Vancouver West
 West End VW
 V6G 2A7

Residential Attached
\$699,000 (LP)
 (SP) **M**



Sold Date: _____ If new,GST/HST inc?: _____ Original Price: **\$699,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1991**
 Frontage(feet): _____ Bathrooms: **1** Age: **32**
 Frontage(metres): _____ Full Baths: **1** Zoning: **RM-5**
 Depth / Size (ft.): _____ Half Baths: **0** Gross Taxes: **\$1,847.36**
 Sq. Footage: **0.00** P.I.D.: **017-502-420** For Tax Year: **2022**
 Flood Plain: _____ View: **No :** Tax Inc. Utilities?: **No**
 Complex / Subdiv: **PARKSIDE PLACE** Tour: **Virtual Tour URL**
 First Nation: _____
 Services Connctd: **Community, Electricity, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Corner Unit**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 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: **Wall/Wall/Mixed**

Renovations: _____ Reno. Year: _____
 # of Fireplaces: **1** R.I. Fireplaces: _____ Rain Screen: _____
 Fireplace Fuel: **Gas - Natural** Metered Water: _____
 Fuel/Heating: **Baseboard, Electric** R.I. Plumbing: _____

Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Legal: **STRATA LOT 4, BLOCK 185, PLAN LMS158, NEW WESTMINSTER LAND DISTRICT, UNDIV 1490/10000 SHARE IN COM PROP THEREIN 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, In Suite Laundry, Storage, Wheelchair Access**
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 841	Units in Development: 8	Tot Units in Strata: 8	Locker: Yes
Finished Floor (Above): 0	Exposure: East, South	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: SELF MANAGED/ FIRST SERVICE	Mgmt. Co's #: _____	
Finished Floor (Below): 0	Maint Fee: \$756.99	Council/Park Apprv?: _____	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Management		
Finished Floor (Total): 841 sq. ft.	Bylaws Restrictions: Pets Allowed, Rentals Allowed		
Unfinished Floor: 0	Restricted Age: _____	# of Pets: 2	Cats: Yes Dogs: Yes
Grand Total: 841 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 Rooms: 7			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	8'9 x 3'3			x	1	Main	4	No
Main	Kitchen	8'11 x 7'3			x	2			
Main	Dining Room	8'6 x 10'11			x	3			
Main	Living Room	11'4 x 14'7			x	4			
Main	Primary Bedroom	11'3 x 11'6			x	5			
Main	Walk-In Closet	6'5 x 6'9			x	6			
Main	Bedroom	9'4 x 11'6			x	7			
		x			x	8			

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