



## 414-7088 MONT ROYAL SQ.

3 BED | 2 BATH | 1117 SQ. FT.

Rarely available, top floor 3 bedroom corner unit. This quiet and bright home has a good sized balcony, fireplace, in-suite storage, and large windows. Conveniently located steps away from Champlain Square, you have all the shops you need along with restaurants, all within walking distance. This comfortable home comes with two spacious side-by-side parking stalls. This home is also close to amenities including community centres, library, golf course, and public transit. Pet friendly building.

### NEIGHBOURHOOD HIGHLIGHTS

**Elementary School**

Captain James Cook Elementary

**High School**

Killarney Secondary

**French Immersion**

Laura Secord Elementary  
Sir Winston Churchill Secondary

**WALK SCORE:** 84

**BIKE SCORE:** 63

**TRANSIT SCORE:** 51

Keith Roy  
AND ASSOCIATES

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RE/MAX



KEITH ROY, PREC\*



GREG DENT



GREGORY ANDRUFF, PREC\*



TARYN LEES



SARAH HOPKINS

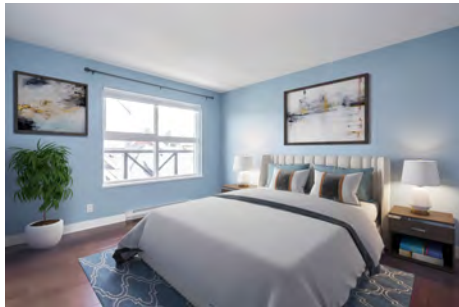


EMMA HAMEL

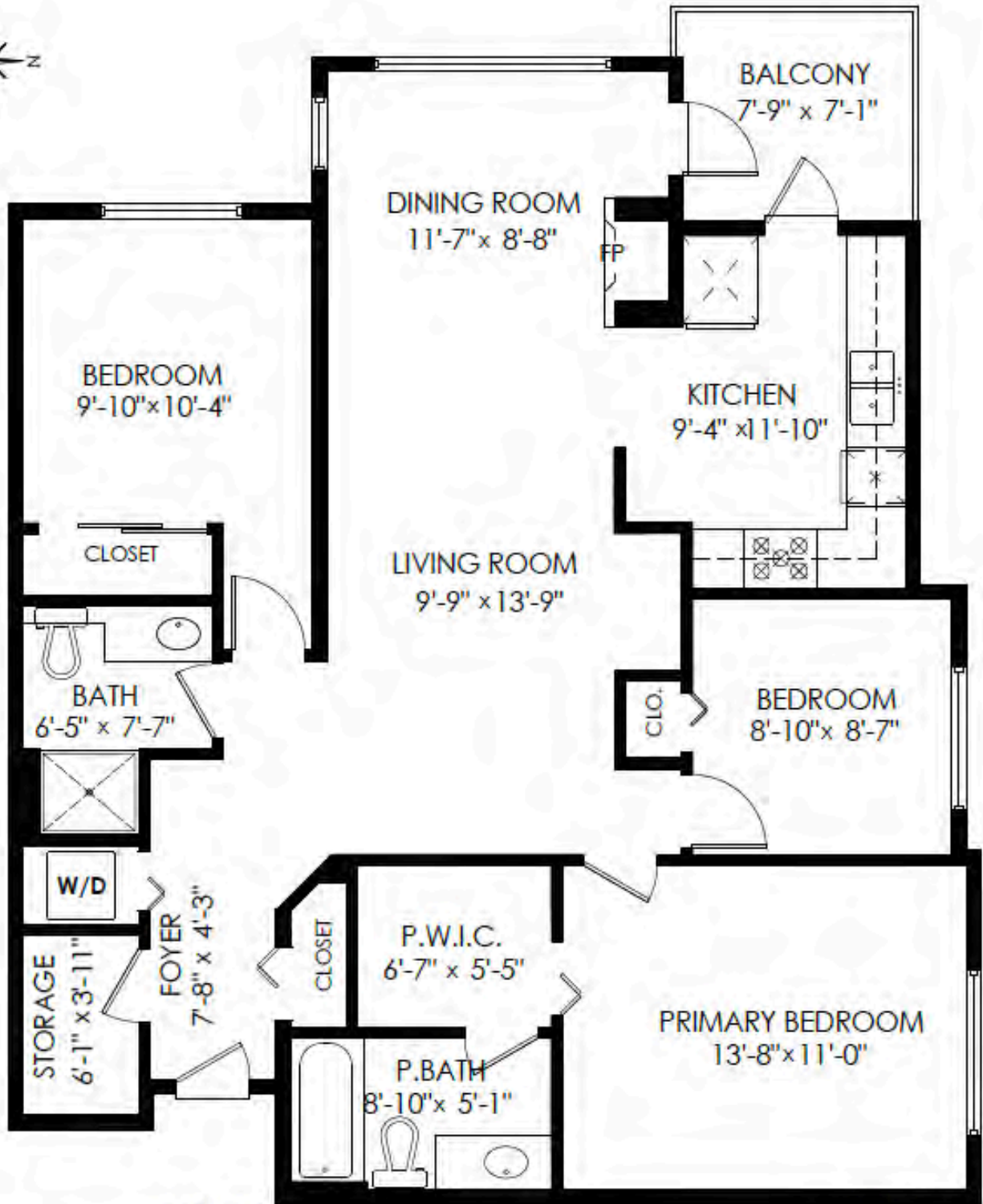


# 414-7088 MONT ROYAL SQUARE

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View additional photos & 3D tour at [www.KeithRoy.com](http://www.KeithRoy.com)



**Floor Area:** 1,117 sq.ft.

**Balcony:** 55 sq.ft.

**Ceiling Height:** 7'-11"

SCALE



MEASURED ON: (2024-07-02)

info@pixlworks.com www.pixlworks.com 604.329.5788

MEASUREMENTS: All square feet calculated to gross unit area. 2024 based on field measurements in exterior walls, not taken from digital drawings, may include or exclude area. This is an engineering estimate and is not intended for use in legal proceedings. All service fees & payments a home or completed approximately within 10-20% tolerance.







Presented by:  
**Gregory Andruff PREC\***

Keith Roy and Associates

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**Active**  
**R2900955**

Board: V  
Apartment/Condo

**414 7088 MONT ROYAL SQUARE**

Vancouver East  
Champlain Heights  
V5S 4X7

Residential Attached

**\$899,000** (LP)   
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$899,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>2005</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>19</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>CD-1</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,555.45</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2023</b>
Flood Plain:	P.I.D.: <b>026-452-286</b>	Tax Inc. Utilities?: <b>No</b>
View:		Tour:
Complex / Subdiv: <b>BRITNEY AT CHAMPLAIN GARDENS</b>		
First Nation:		
Services Connctd: <b>Community, Electricity, Water</b>		
Sewer Type:	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt, Torch-On**

Reno. Year:  
Rain Screen: **Full**  
Metered Water:  
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** 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, Tile**

Legal: **STRATA LOT 58, PLAN BCS1545, DISTRICT LOT 334, 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 V**

Amenities: **Elevator, In Suite Laundry**

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

Finished Floor (Main): **1,117**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,117 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,117 sq. ft.**

Units in Development: **116**  
Exposure:  
Mgmt. Co's Name: **RANCHO**  
Maint Fee: **\$486.37**  
Maint Fee Includes: **Garbage Pickup, Gardening, Hot Water, Management**

Tot Units in Strata: **116** Locker: **No**  
Stores in Building: **4**  
Mgmt. Co's #:  
Council/Park Apprv?:

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **9**

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**  
Restricted Age:  
# of Pets: 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	Foyer	7'8 x 4'3	Main	Storage	6'1 x 3'11	1	Main	3	No
Main	Living Room	9'9 x 13'9			x	2	Main	4	Yes
Main	Dining Room	11'7 x 8'8			x	3			
Main	Kitchen	9'4 x 11'10			x	4			
Main	Primary Bedroom	13'8 x 11'			x	5			
Main	Walk-In Closet	6'7 x 5'5			x	6			
Main	Bedroom	8'10 x 8'7			x	7			
Main	Bedroom	9'10 x 10'4			x	8			

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\*Denotes Personal Real Estate Corporation.