



**202-3150 PRINCE EDWARD ST.**  
1 BED | 1 BATH | 630 SQ. FT.

Welcome to this spacious 1 bedroom centrally located in Mount Pleasant just steps from the best the neighborhood has to offer with its parks, shops, restaurants, cafes & entertainment. Situated on a quiet street on the sunny west side of the building, this home includes a cozy gas fireplace and has been beautifully updated with stainless steel appliances, composite stone counter-tops, white lacquer cabinetry and high-quality engineered laminate flooring. 1 parking stall & storage locker included. Cats allowed (no dogs).

**NEIGHBOURHOOD HIGHLIGHTS**

- Elementary School**  
Florence Nightingale Elementary
- High School**  
Sir Charles Tupper Secondary
- French Immersion**  
Laura Secord Elementary  
Vancouver Technical Secondary

**WALK SCORE:** 97  
**TRANSIT SCORE:** 64  
**BIKE SCORE:** 84

**Keith Roy**  
AND ASSOCIATES

604-210-2933  
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**RE/MAX**



KEITH ROY, PREC\*



GREG DENT



GREGORY ANDRUFF, PREC\*



TARYN LEES



SARAH HOPKINS

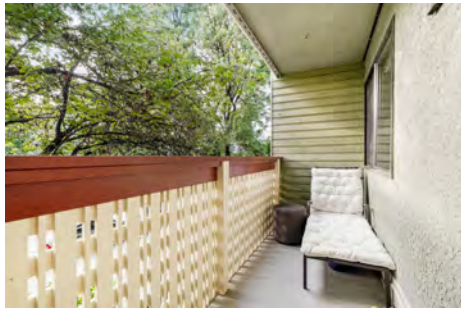


EMMA HAMEL

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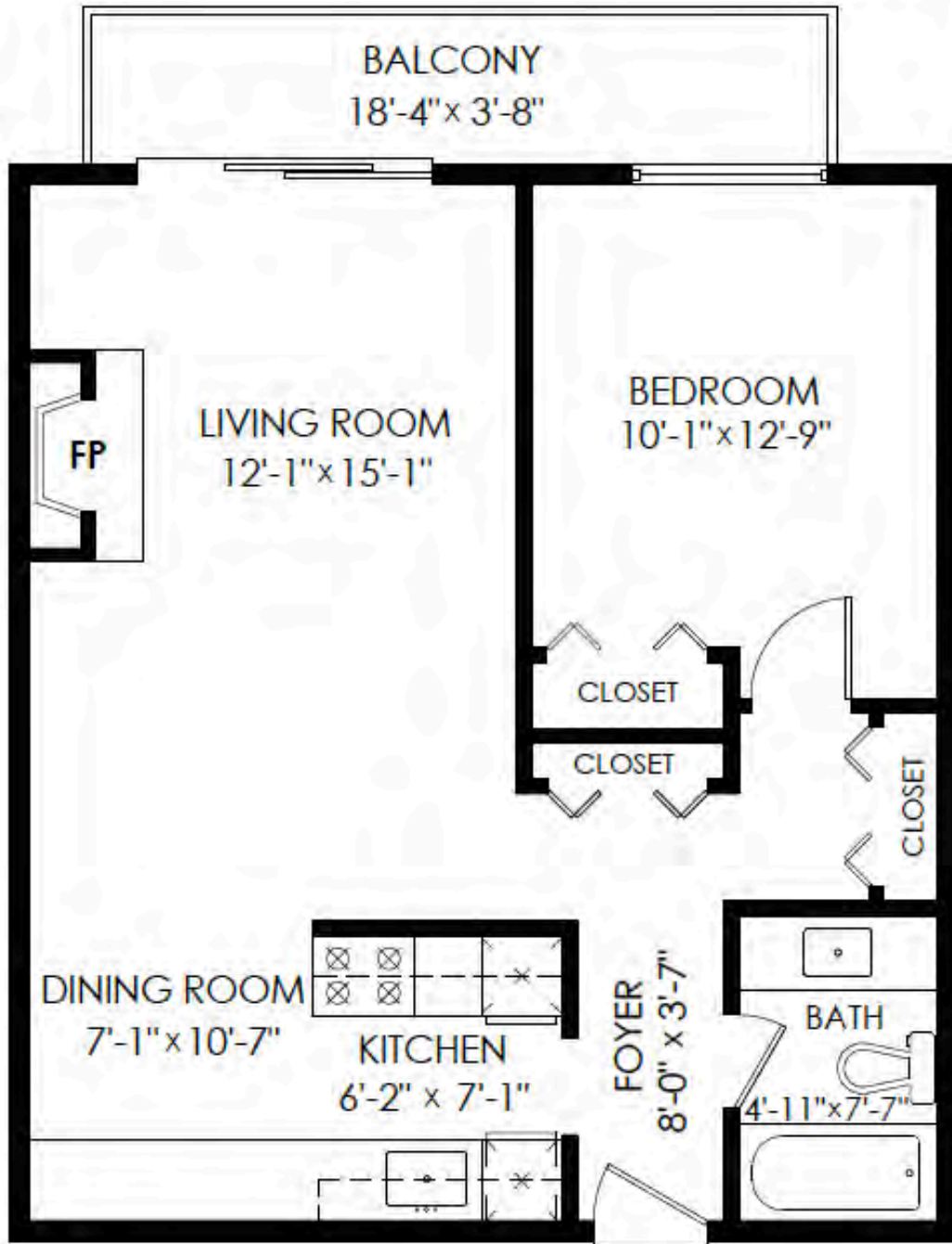
# 202-3150 PRINCE EDWARD ST.

1 BED | 1 BATH | 630 SQ. FT.



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

**Floor Area:** 630 sq.ft.  
**Balcony:** 68 sq.ft.  
**Ceiling Height:** 8'-0"



SCALE



MEASURED ON: (2024-09-09)

info@pixlworks.com www.pixlworks.com 604.329.5788



ES&O insured. Total square foot calculated as gross unit area. SCFF 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:  
**Keith Roy PREC\***

**Keith Roy and Associates**  
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**Active**  
**R2923738**

Board: V  
Apartment/Condo

**202 3150 PRINCE EDWARD STREET**

Vancouver East  
Mount Pleasant VE  
V5T 3N6

Residential Attached

**\$600,000** (LP)   
(SP)



Sold Date: \_\_\_\_\_ If new,GST/HST inc?: \_\_\_\_\_ Original Price: **\$600,000**  
Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **1976**  
Frontage(feet): \_\_\_\_\_ Bathrooms: **1** Age: **48**  
Frontage(metres): \_\_\_\_\_ Full Baths: **1** Zoning: **RM-4**  
Depth / Size (ft.): \_\_\_\_\_ Half Baths: **0** Gross Taxes: **\$1,718.88**  
Sq. Footage: **0.00** P.I.D.: **003-834-000** For Tax Year: **2024**  
Flood Plain: \_\_\_\_\_ View: **No** Tax Inc. Utilities?: **No**  
Complex / Subdiv: **PRINCE EDWARD PLACE** Tour: **Virtual Tour URL**  
First Nation \_\_\_\_\_  
Services Connctd: **Community, Electricity, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations: **Completely**  
# of Fireplaces: **1** R.I. Fireplaces: \_\_\_\_\_  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Baseboard, Hot Water**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Torch-On**

Reno. Year: **2014**  
Rain Screen: **No**  
Metered Water: \_\_\_\_\_  
R.I. Plumbing: \_\_\_\_\_

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: **Hardwood**

Legal: **STRATA LOT 28, PLAN VAS300, DISTRICT LOT 301, 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: **Bike Room, Elevator, Shared Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **Dishwasher, Refrigerator, Stove**

Finished Floor (Main): **630**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **630 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **630 sq. ft.**

Units in Development: **44**  
Exposure: **West**  
Mgmt. Co's Name: **Bayside Pty Mgmt**  
Maint Fee: **\$395.60**  
Maint Fee Includes: **Garbage Pickup, Gardening, Heat, Hot Water, Management**

Tot Units in Strata: **44** Locker: **Yes**  
Stores in Building: **3**  
Mgmt. Co's #: \_\_\_\_\_  
Council/Park Apprv?: \_\_\_\_\_

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht: \_\_\_\_\_ # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **5**

Bylaws Restrictions: **Pets Allowed w/Rest.**  
Restricted Age: \_\_\_\_\_ # of Pets: **2** Cats: **Yes** Dogs: **No**  
# 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	8' x 3'7			x	1	Main	4	No
Main	Kitchen	6'2 x 7'1			x	2			
Main	Dining Room	7'1 x 10'7			x	3			
Main	Living Room	12'1 x 15'1			x	4			
Main	Bedroom	10'1 x 12'9			x	5			
					x	6			
					x	7			
					x	8			

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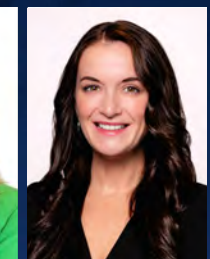
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