



301-2239 ST. CATHERINES ST. 2 BED | 2 BATH | 869 SQ. FT.

This 2 bedroom TOP FLOOR corner unit is fully updated! Great floor plan, offering 869sf of space. You'll enjoy expansive mountain & city views from your living space as well as privacy from your neighbours. The renovated kitchen offers lots of cabinetry, quartz counters & breakfast bar, full size appliances & pot lighting. The living space has a gas fireplace & access to the 131sf corner balcony. The bedrooms are removed from the living space & close to the updated bathrooms. Includes in-suite laundry, 2 storage lockers & 1 parking. This pro-active building allows 2 pets!

NEIGHBOURHOOD HIGHLIGHTS

Elementary School

Mount Pleasant Elementary

High School

Vancouver Technical Secondary

French Immersion

Laura Secord Elementary
Vancouver Technical Secondary

WALK SCORE: 91

TRANSIT SCORE: 84

BIKE SCORE: 83

Keith Roy
AND ASSOCIATES

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RE/MAX



KEITH ROY, PREC*



GREG DENT



GREGORY ANDRUFF, PREC*



TARYN LEES



SARAH HOPKINS



EMMA HAMEL

301-2239 ST. CATHERINES STREET

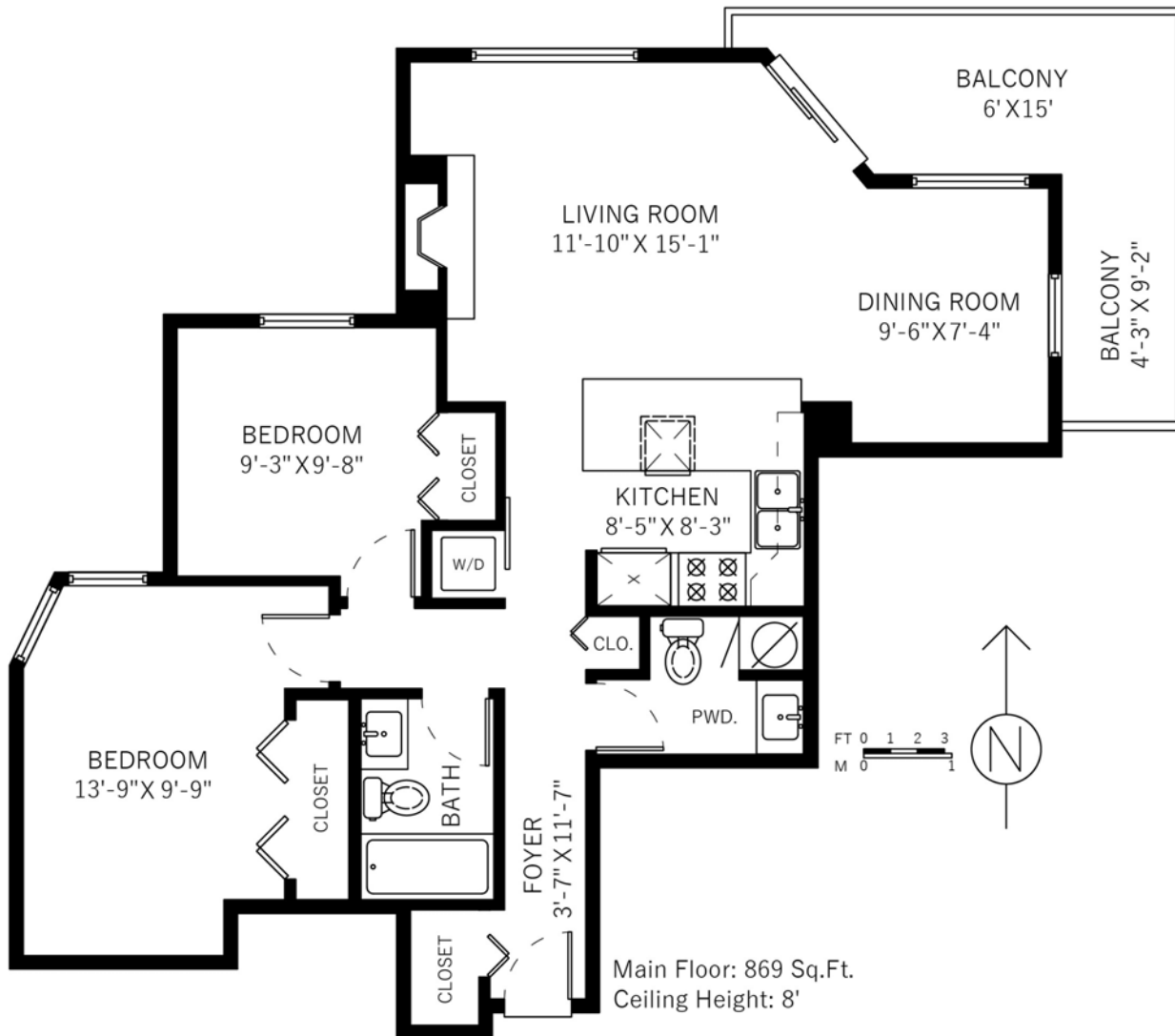
2 BED | 2 BATH | 869 SQ. FT.



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

301-2239 St Catherines St
Vancouver, BC

Main Floor	869 SQ.FT.
Balcony	131 SQ.FT.



Main Floor: 869 Sq.Ft.
Ceiling Height: 8'

Floor plan not suitable for architectural/construction purposes. ANSI Z765 standard used to calculate square footage. Buyer to verify.



Presented by:
Keith Roy PREC*

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Active

R2936202

Board: V
Apartment/Condo

301 2239 ST. CATHERINES STREET

Vancouver East
Mount Pleasant VE
V5T 4M9

Residential Attached

\$899,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$899,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1981
Frontage(feet):	Bathrooms: 2	Age: 43
Frontage(metres):	Full Baths: 1	Zoning: RM-4
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$2,644.65
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 006-266-398	Tax Inc. Utilities?: Yes
View: Yes : MOUNTAINS, CITY AND PARK		Tour:
Complex / Subdiv: PARKVIEW MANOR		
First Nation:		
Services Connctd: Community, Electricity, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit, Upper Unit**

Construction: **Frame - Wood**

Exterior: **Stucco**

Foundation: **Concrete Perimeter**

Renovations: **Completely**

of Fireplaces: **1** R.I. Fireplaces:

Fireplace Fuel: **Gas - Natural**

Fuel/Heating: **Baseboard, Electric**

Outdoor Area: **Balcny(s) Patio(s) Dck(s)**

Type of Roof: **Torch-On**

Reno. Year: **2016**

Rain Screen: **No**

Metered Water: **No**

R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**

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**

Fixtures Rmvd: **No**

Floor Finish: **Laminate**

Legal: **STRATA LOT 9, PLAN VAS993, DISTRICT LOT 264A, 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**

Amenities: **Elevator, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main): 869	Units in Development: 12	Tot Units in Strata: 12	Locker: Yes
Finished Floor (Above): 0	Exposure:	Stores in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$400.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management		
Finished Floor (Total): 869 sq. ft.			
Unfinished Floor: 0			
Grand Total: 869 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite: None	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 6			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	3'7 x 11'7			x	1	Main	2	No
Main	Living Room	11'10 x 15'1			x	2	Main	4	No
Main	Dining Room	9'6 x 7'4			x	3			
Main	Kitchen	8'5 x 8'3			x	4			
Main	Bedroom	13'9 x 9'9			x	5			
Main	Bedroom	9'3 x 9'8			x	6			
					x	7			
					x	8			

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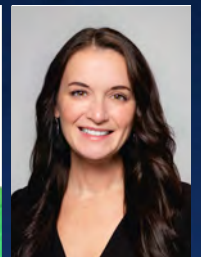
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*Denotes Personal Real Estate Corporation.