



NEIGHBORHOOD HIGHLIGHTS

- Elementary School
- Bayview Elementary
- Secondary
- Kitsilano Secondary
- French Immersion
- General Gordon Elementary
- Kitsilano Secondary
- Walk Score:** 90
- Bike Score:** 92
- Transit Score:** 72

301-2525 BLENHEIM STREET

1 BED, 1 BATH, 753 SQ. FT.

The Mack is a quality boutique building centrally located in beautiful KITSILANO! This convenient location is steps from beaches, parks, shops, restaurants, cafes & entertainment. Situated on the brighter, quiet side of the building, this oasis works well with open concept 1 BDRM + DEN + STORAGE. The home is warm with nice engineered hardwood flooring, a full stainless steel appliance package & in-suite laundry. You have all you need with 1 parking stall & 1 storage locker. Bring your pets (2 cats or 2 dogs). Ready for first time buyers, downsizers, or people looking to work from home.

\$749,000

Keith Roy, PREC*

Jacob Lahti

Greg Dent

Greg Andruff, PREC*

Sarah Hopkins

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Master
11 Years



RE/MAX

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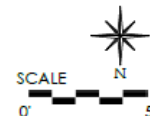
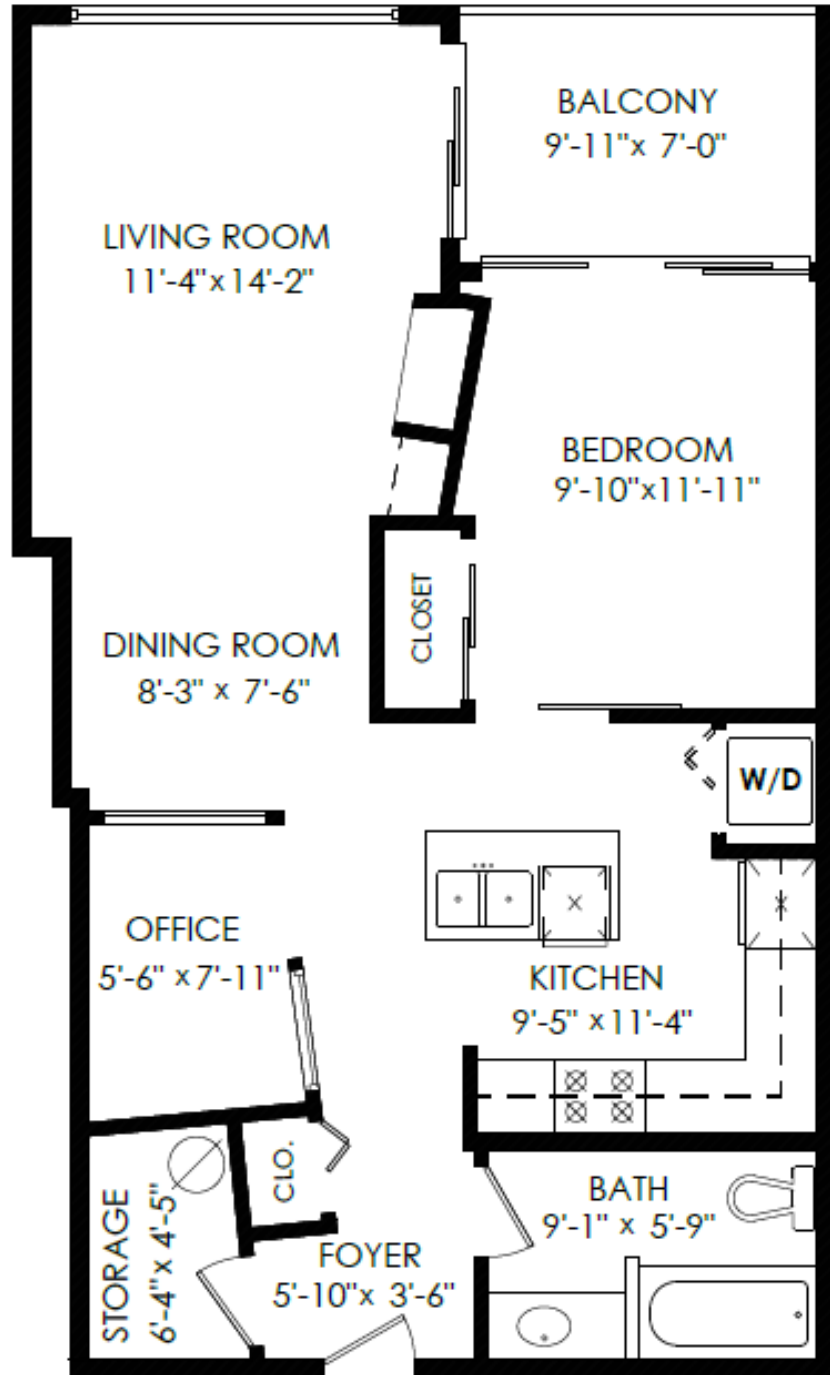
*Personal Real Estate Corporation

301-2525 BLENHEIM STREET

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



Floor Area: 753 sq.ft.
 Balcony: 73 sq.ft.
 Ceiling Height: 8'-0"



MEASURED ON: (2022-04-28)

info@pixworks.com www.pixworks.com 604.329.5788

ISO 9001:2015. Total square foot calculated to gross unit area. SFP based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished areas. 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
R2684201
 Board: V
 Apartment/Condo

301 2525 BLENHEIM STREET
 Vancouver West
 Kitsilano
 V6K 4W6

Residential Attached
\$749,000 (LP)
 (SP) **M**



Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$825,000**
 Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **2005**
 Frontage(feet): _____ Bathrooms: **1** Age: **17**
 Frontage(metres): _____ Full Baths: **1** Zoning: **C-2C1**
 Depth / Size (ft.): _____ Half Baths: **0** Gross Taxes: **\$1,756.42**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: _____ P.I.D.: **026-407-281** Tax Inc. Utilities?: _____
 View: **Yes : SOUTH. QUIET TREE LINE.** Tour: **Virtual Tour URL**
 Complex / Subdiv: **THE MACK**
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations: _____ Reno. Year: _____
 # of Fireplaces: **R.I.** Fireplaces: _____ Rain Screen: **Full**
 Fireplace Fuel: _____ Metered Water: _____
 Fuel/Heating: **Baseboard, Electric** R.I. Plumbing: _____
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Other, Torch-On**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane, Rear**
 Parking: **Garage Underbuilding, 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, Mixed, Tile**

Legal: **STRATA LOT 16, PLAN BCS1484, DISTRICT LOT 540, 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: **Bike Room, Elevator, In Suite Laundry, Storage, Wheelchair Access**

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

Features:

Finished Floor (Main): 753	Units in Development: 37	Tot Units in Strata: _____	Locker: Yes
Finished Floor (Above): 0	Exposure: South	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Pacific Quorum Properties Inc.	Mgmt. Co's #: 604-685-3828	
Finished Floor (Below): 0	Maint Fee: \$294.39	Council/Park Apprv?: _____	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Hot Water, Management		
Finished Floor (Total): 753 sq. ft.			
Unfinished Floor: 0			
Grand Total: 753 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns	# of Pets: 2	Cats: Yes Dogs: Yes
Suite: None	Restricted Age: _____		
Basement: None	# or % of Rentals Allowed: 7#		
Crawl/Bsmt. Ht: _____	Short Term (<1yr) Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details: _____		
# of Rooms: 7			

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

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