



NEIGHBORHOOD HIGHLIGHTS

Elementary School

-Lord Strathcona Elementary

High School

-Britannia Secondary

French Immersion

-Laura Secord Elementary

-Vancouver Technical Secondary

704-219 EAST GEORGIA ST.

1 BED, 1 BATH, 629 SQ. FT.

Welcome to The Flats: a boutique, modern and funky collection of units found in the heart of Chinatown! This spacious and carefully laid out 1 bedroom unit boasts steel beam ceilings, polished concrete flooring, plentiful built in storage and floor to ceiling sliding windows for a sunny and airy living space. Amazing roof top deck as well with BBQ featuring views of the North shore mountains and downtown make this the perfect place to host your friends! Built in 2014, this contemporary home is perfect for a first time buyer or an investor! Surrounded by many restaurants, cafes and shops, now is the time to start calling one of the hippest places in town home. Pets and rentals allowed (short-term rentals not restricted subject to City of Vancouver bylaws).

WALK SCORE: 99

\$525,000

Keith Roy, PREC*

Taryn Lees

Greg Dent

Greg Andruff, PREC*

Sarah Hopkins

Keith Roy
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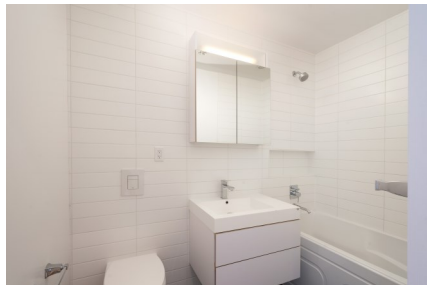
RE/MAX

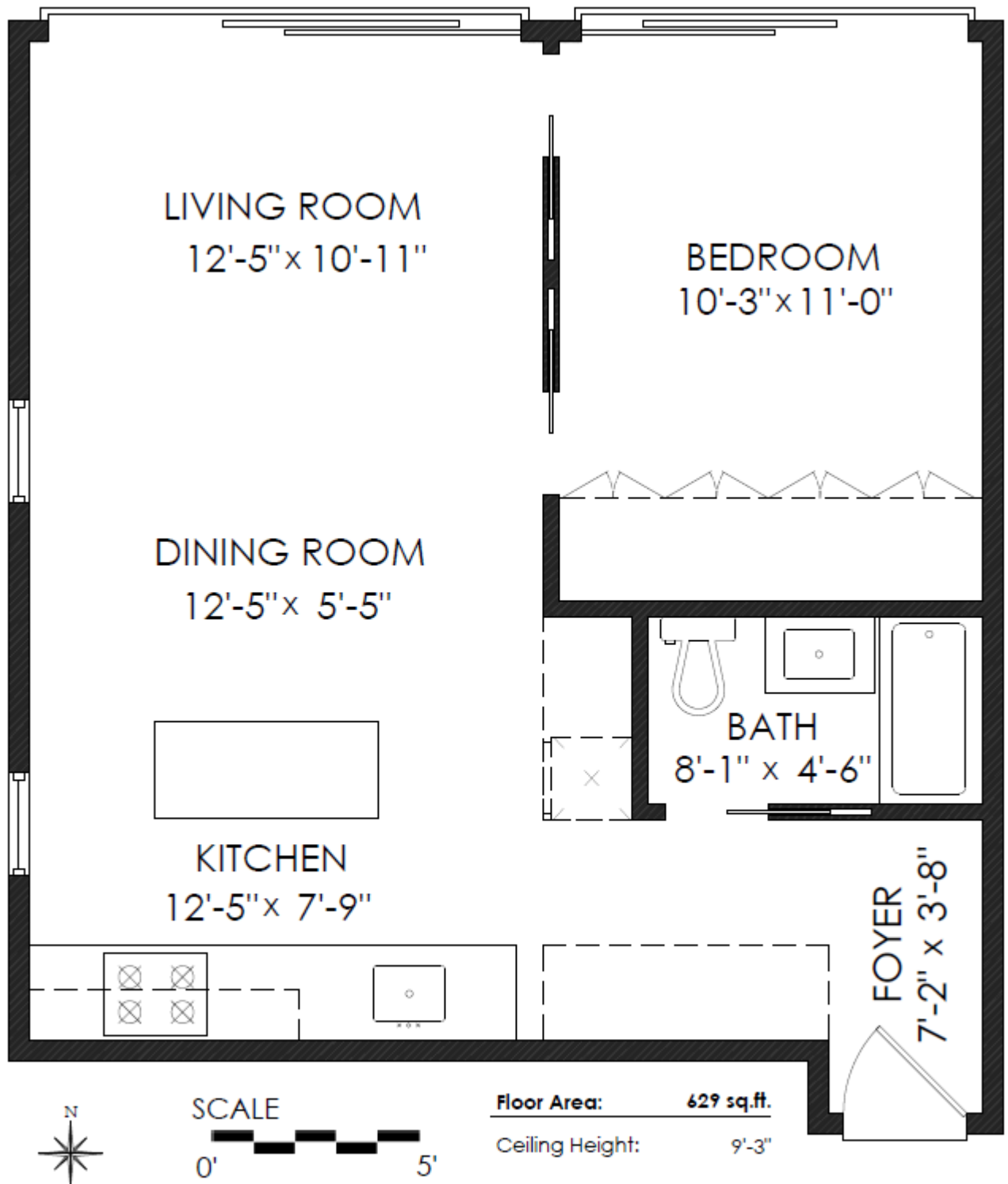
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*Personal Real Estate Corporation

704-219 EAST GEORGIA STREET

View additional photos at www.KeithRoy.com





Measuring, Scanning, Design & Permits | 604-876-3738

E&O insured for \$3,000,000. Total square foot calculated to gross unit area. SQFT 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.

www.DraftOnSite.com



Presented by:
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Active
R2493049
Board: V
Apartment/Condo

704 219 E GEORGIA STREET

Vancouver East
Strathcona
V6A 1Z6

Residential Attached

\$525,000 (LP)

(SP) **M**



Sold Date:	Frontage (feet):	Original Price: \$525,000
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 2014
Depth / Size (ft.):	Bedrooms: 1	Age: 6
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: HA-1A
Flood Plain:	Full Baths: 1	Gross Taxes: \$1,407.21
Council Apprv?: No	Half Baths: 0	For Tax Year: 2019
Exposure:	Maint. Fee: \$453.33	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 029-305-357
Mgmt. Co's Name: Tribe Management		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-343-2601		
View: Yes: North Shore Mountains		
Complex / Subdiv: The Flats		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: 1 Storey	Total Parking: 0	Covered Parking: 0	Parking Access:
Construction: Concrete Frame	Parking: None		
Exterior: Mixed			Locker: Y
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: Close	Dist. to School Bus: Close
Rain Screen: Full	R.I. Plumbing:	Units in Development: 29	Total Units in Strata: 29
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel:	R.I. Fireplaces:	Fixtures Leased: No	
Fuel/Heating: Baseboard	# of Fireplaces: 0	Fixtures Rmvd: No	
Outdoor Area: Rooftop Deck		Floor Finish: Concrete, Tile	
Type of Roof: Torch-On			

Maint Fee Inc: **Garbage Pickup, Gas, Management**
Legal: **STRATA LOT 21, PLAN EPS2073, DISTRICT LOT 196, 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**
Amenities: **Bike Room, Elevator, In Suite Laundry, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'5 x 10'11			x			x
Main	Dining Room	12'5 x 5'5			x			x
Main	Kitchen	12'5 x 7'9			x			x
Main	Bedroom	10'3 x 11'0			x			x
Main	Foyer	7'2 x 3'8			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 629	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 629 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 629 sq. ft.	Basement: None			7				
				8				

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