



NEIGHBORHOOD HIGHLIGHTS

Elementary School

Queen Alexandra Elementary

High School

Vancouver Technical Secondary

French Immersion

Laura Secord Elementary

Vancouver Technical Secondary

301-975 E. BROADWAY

2 BED, 1 BATH, 881 SQ. FT.

This beautifully updated 881sf 2 bedroom, 1 bathroom condo has all of the things you've been looking for. Imagine cooking in your updated kitchen that has sweeping North Shore mountain views, or BBQing on your wrap-around balcony (also with sweeping views!). 2 separated bedrooms provide for privacy and the Euro-style washer/dryer means laundry can be done in-suite. Centrally located with easy access to all that Mount Pleasant offers, this unit also comes with 2 secure parking stalls (though you could easily take transit everywhere too) and a storage locker. Buy this unit that gives you everything you've been looking for but also provides you a strata that is rental friendly and provides for incredible upside as developers have looked at the building for its redevelopment potential!

\$675,000

Keith Roy, PREC*

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Sarah Hopkins

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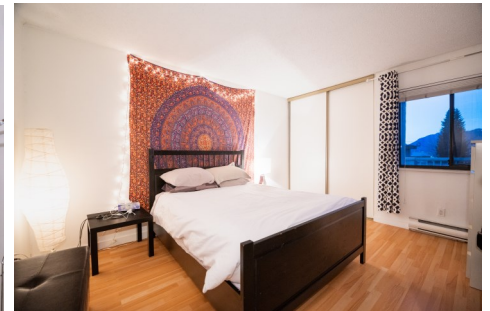
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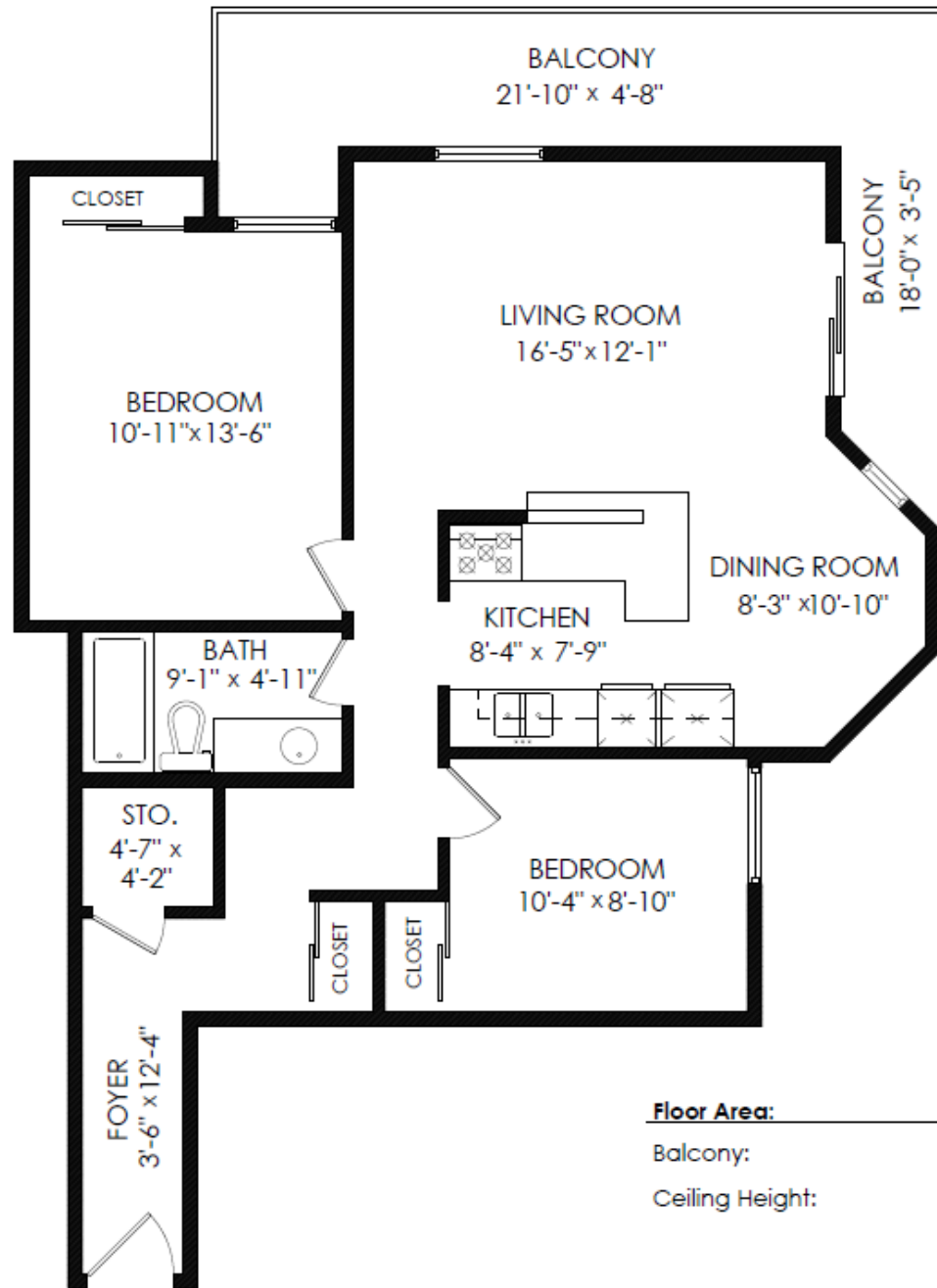
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*Personal Real Estate Corporation

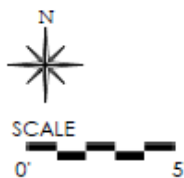
301-975 E. BROADWAY

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





Floor Area:	881 sq.ft.
Balcony:	168 sq.ft.
Ceiling Height:	7'-11"



Measurements, Design & Scanning | 604-329-5788

E&O reserved. 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 +/- 3% tolerance. www.PixlWorks.com





Presented by:
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Active **301 975 E BROADWAY** Residential Attached
R2579557 Vancouver East **\$675,000 (LP)**
 Board: V Mount Pleasant VE (SP) **M**
 Apartment/Condo V5T 1Y3



Sold Date: Frontage (feet): Original Price: **\$675,000**
 Meas. Type: **Feet** Frontage (metres):
 Depth / Size (ft.): Bedrooms: **2** Approx. Year Built: **1978**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Age: **43**
 Flood Plain: Full Baths: **1** Zoning: **RM-4N**
 Council Apprv?: Half Baths: **0** Gross Taxes: **\$1,289.65**
 Exposure: **East, North** Maint. Fee: **\$528.80** For Tax Year: **2020**
 If new, GST/HST inc?: P.I.D.: **005-611-920**
 Mgmt. Co's Name: **FRASER PTY MGMT** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-466-7021**
 View: **Yes: NORTSHORE MOUNTAINS**
 Complex / Subdiv: **SPARBROOK ESTATES**
 Services Connected: **Community, Electricity, Water**
 Sewer Type:

Style of Home: **Corner Unit, Upper Unit** Total Parking: **2** Covered Parking: **2** Parking Access:
 Construction: **Frame - Wood** Parking: **Garage; Underground**
 Exterior: **Stucco** Locker: **Y**
 Foundation: **Concrete Perimeter** Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Rain Screen: Reno. Year: Units in Development: **43** Total Units in Strata: **43**
 Renovations: **Partly** R.I. Plumbing: Title to Land: **Freehold Strata**
 Water Supply: **City/Municipal** Metered Water: Property Disc.: **Yes**
 Fireplace Fuel: **None** R.I. Fireplaces: Fixtures Leased: **No**
 Fuel/Heating: **Baseboard, Electric** # of Fireplaces: **0** Fixtures Rmvd: **No**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)** Floor Finish: **Laminate**
 Type of Roof: **Torch-On**

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management**
 Legal: **STRATA LOT 30, PLAN VAS662, 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 OR V, AS APPROPRIATE**
 Amenities: **Elevator**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	3'6 x 12'4			x			x
Main	Kitchen	8'4 x 7'9			x			x
Main	Dining Room	8'3 x 10'10			x			x
Main	Living Room	16'5 x 12'1			x			x
Main	Bedroom	10'11 x 13'6			x			x
Main	Bedroom	10'4 x 8'10			x			x
Main	Storage	4'7 x 4'2			x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 881	# of Rooms: 7	# 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: No	3				Pool:
Finished Floor (Total): 881 sq. ft.	# or % of Rentals Allowed: 25			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 881 sq. ft.				7				
				8				

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 RE/MAX Master 15 Years

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