



NEIGHBORHOOD HIGHLIGHTS

Elementary School

Lord Roberts Elementary

High School

King George Secondary

French Immersion

General Gordon Elementary

Kitsilano Secondary

404-1705 NELSON STREET

1 BED, 1 BATH, 808 SQ. FT.

Live in this spacious 1 bed and solarium penthouse unit. Enjoy the outdoors while you entertain on your private, oversized (310sf) roof top deck or enjoy the tranquility of the large (plenty big for a king sized bed) bedroom. Located in the heart of the West End steps to cafes, beach, restaurants and more. Features stainless steel appliances, breakfast bar, granite counter tops, wood burning fireplace and in suite laundry. Complete with one parking stall, this unit has everything you're looking for. Don't miss your chance to live in this rarely available complex.

WALK SCORE: 95

TRANSIT SCORE: 85

\$695,000

Keith Roy, PREC*

Jacob Lahti

Greg Dent

Greg Andruff, PREC*

Sarah Hopkins

Keith Roy
AND ASSOCIATES

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Master
11 Years



RE/MAX

This communication is not intended to cause or induce breach of an existing agency agreement, RE/MAX Select Realty.

*Personal Real Estate Corporation

404-1705 NELSON STREET

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

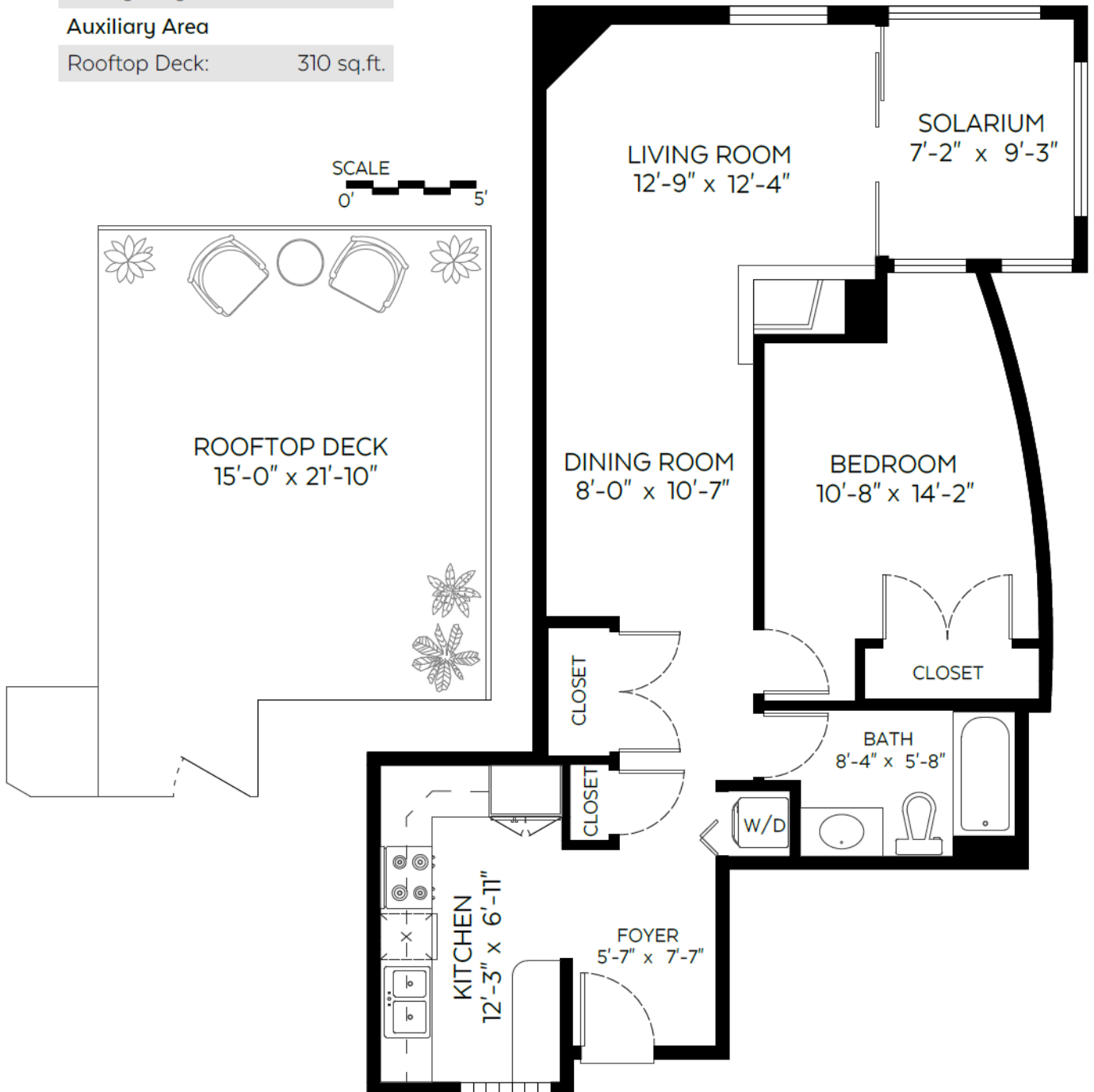
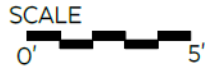


Main Floor: 808 sq.ft.

Ceiling Height: 8 ft.

Auxiliary Area

Rooftop Deck: 310 sq.ft.



NORTH

The floor plan is not suitable for architectural/construction and is covered under E&O. © Excelsior Measuring Inc. 2020. All rights reserved for Excelsior Measuring Inc. Users shall not publish and distribute such material (in whole or in part) and/or incorporate it in other works in any form.





Presented by:
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Active
R2615279
Board: V
Apartment/Condo

404 1705 NELSON STREET

Vancouver West
West End VW
V6G 1M6

Residential Attached
\$695,000 (LP)
(SP)



Sold Date:
Meas. Type: **Feet**
Frontage(feet):
Frontage(metres):
Depth / Size (ft.):
Sq. Footage: **0.00**
Flood Plain:
View:
Complex / Subdiv: **PALLADIAN**
Services Connctd: **Community, Electricity, Water**
Sewer Type:
If new, GST/HST inc?:
Bedrooms: **1**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
P.I.D.: **008-973-504**
Water Supply: **City/Municipal**

Original Price: **\$725,000**
Approx. Year Built: **1987**
Age: **34**
Zoning: **RM-5A**
Gross Taxes: **\$2,056.75**
For Tax Year: **2020**
Tax Inc. Utilities?: **No**
Tour: **Virtual Tour URL**

Style of Home: **Corner Unit, End Unit**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage; Underground**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Rooftop Deck**
Type of Roof: **Torch-On**
Reno. Year:
Rain Screen: **Partial**
Metered Water:
R.I. Plumbing:

Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **STRATA LOT 33, PLAN VAS2000, DISTRICT LOT 185, 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, In Suite Laundry**

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

Finished Floor (Main): **808**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **808 sq. ft.**
Unfinished Floor: **0**
Grand Total: **808 sq. ft.**

Units in Development: **40**
Exposure: **North**
Mgmt. Co's Name: **FIRST SERVICE RESIDENTIAL**
Maint Fee: **\$305.40**
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

Tot Units in Strata: **40** Locker: **Yes**
Storeys in Building: **4**
Mgmt. Co's #: **604-683-8900**
Council/Park Apprv?:

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht:
of Kitchens: **1**

Bylaws Restrictions: **Pets Allowed, Rentals Allwd w/Restrctns**
Restricted Age:
of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: **4**
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions
Main	Living Room	12'9 x 12'4
Main	Dining Room	8'0 x 10'7
Main	Kitchen	12'3 x 6'11
Main	Foyer	5'7 x 7'7
Main	Solarium	7'2 x 9'3
Main	Bedroom	10'8 x 14'2
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2			
3			
4			
5			
6			
7			
8			

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