



NEIGHBORHOOD HIGHLIGHTS

Elementary School

Dr. R.E. McKechnie Elementary

High School

Magee Secondary

French Immersion

General Gordon Elementary

Sir Winston Churchill Secondary

212-1503 WEST 65th AVE.

1 BED, 1 BATH, 523 SQ. FT.

Location, location, location! Close to UBC, YVR and easy access to Downtown and Richmond, this 1 bedroom and den condo has a massive 227sf patio facing south west. Tastefully updated with exotic Canadian-made Sapele hardwood floors. Washroom updated with Koehler toilet/wash basin, faucet and granite counter. New washer/dryer/dishwasher/kitchen faucet. New patio fencing/membrane. Pet friendly building. 1 Parking included. Perfect Pied a Terre or for first time home buyers! See Realtor's website for floorplan and Matterport tour.

WALK SCORE: 61

TRANSIT SCORE: 58

\$449,000

Keith Roy, PREC*

Taryn Lees

Greg Dent

Greg Andruff, PREC*

Sarah Hopkins

Keith Roy
AND ASSOCIATES

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www.KeithRoy.com



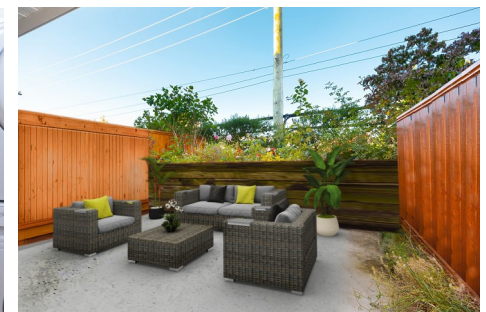
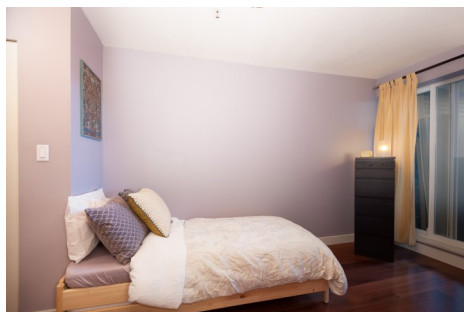
RE/MAX

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*Personal Real Estate Corporation

212-1503 WEST 65th AVENUE

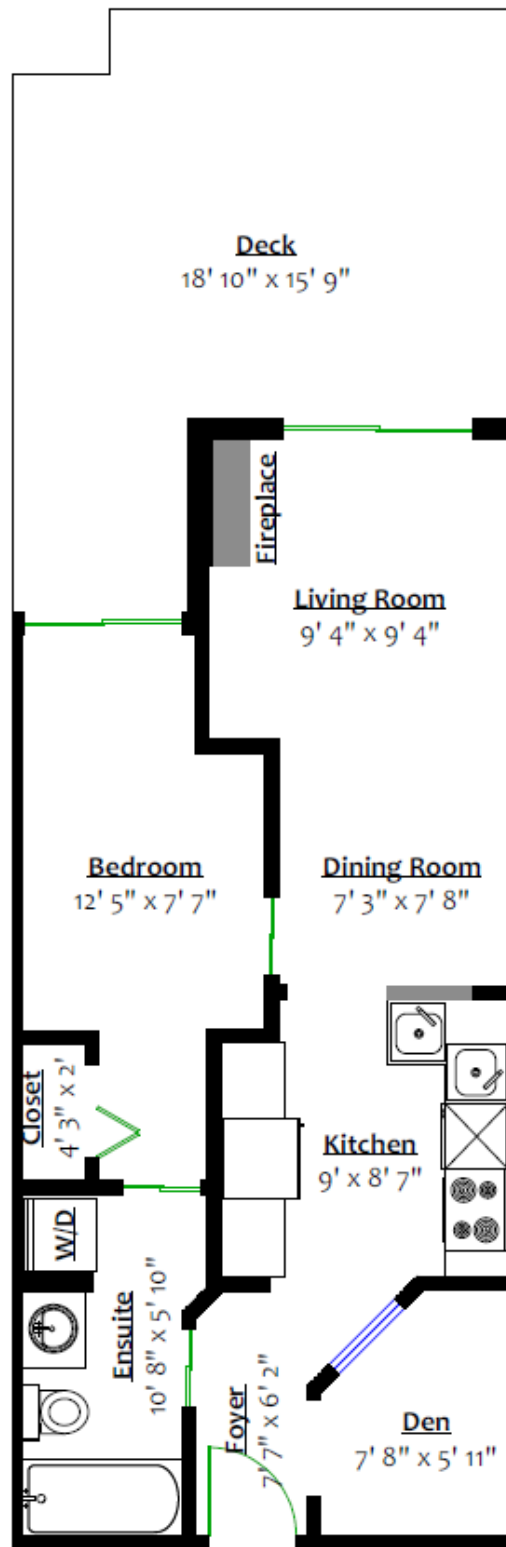
View additional photos & 3D Tour at www.KeithRoy.com



Totals**

Main Level: 523 sq. ft.

Deck: 227 sq. ft.



MAIN LEVEL

Floor Area: 523 Sq. Ft.

Ceiling Height: 8'



Presented by:
Keith Roy PREC*

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Active
R2512673
Board: V
Apartment/Condo

212 1503 W 65TH AVENUE

Vancouver West
S.W. Marine
V6P 6Y8

Residential Attached

\$449,000 (LP)

(SP) **M**



Sold Date: _____ Frontage (feet): _____ Original Price: **\$465,000**
Meas. Type: **Feet** Frontage (metres): _____ Approx. Year Built: **2002**
Depth / Size (ft.): _____ Bedrooms: **1** Age: **18**
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **C-2**
Flood Plain: _____ Full Baths: **1** Gross Taxes: **\$1,251.30**
Council Apprv?: _____ Half Baths: **0** For Tax Year: **2020**
Exposure: **West** Maint. Fee: **\$306.81** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: _____ P.I.D.: **025-324-098**
Mgmt. Co's Name: **CROSSROADS MANAGEMENT** Tour: **Virtual Tour URL**
Mgmt. Co's Phone: **778-578-4445**
View: _____
Complex / Subdiv: **THE SOHO**
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: Inside Unit	Total Parking: 1	Covered Parking: 1	Parking Access:
Construction: Frame - Wood	Parking: Garage; Underground	Locker:	
Exterior: Mixed	Dist. to Public Transit: VERY CLOSE	Dist. to School Bus: CLOSE	
Foundation: Concrete Perimeter	Units in Development: 57	Total Units in Strata: 57	
Rain Screen: Full	Reno. Year: 2018	Title to Land: Freehold Strata	
Renovations: Partly	R.I. Plumbing:	Property Disc.: Yes	
Water Supply: City/Municipal	Metered Water:	Fixtures Leased: No	
Fireplace Fuel: Gas - Natural	R.I. Fireplaces:	Fixtures Rmvd: Yes: Living room curtains. Dining room ceiling light.	
Fuel/Heating: Baseboard, Electric	# of Fireplaces: 1	Floor Finish: Hardwood, Tile	
Outdoor Area: Balcny(s) Patio(s) Dck(s), Sundeck(s)			
Type of Roof: Torch-On			

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management**
Legal: **STRATA LOT 23, PLAN LMS4615, DISTRICT LOT 325, NEW WESTMINSTER LAND DISTRICT, UNDIV 48/2379 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT**
Amenities: **Bike Room, Elevator, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Intercom, Smoke Alarm, Sprinkler - Fire**

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

Finished Floor (Main): 523	# of Rooms: 6	# 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: 1	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 523 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Not Allowed			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 523 sq. ft.				7				
				8				

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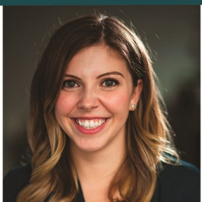
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