



## 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

**\$740,000**

Keith Roy, PREC\*

Taryn Lees

Greg Dent

Greg Andruff, PREC\*

Sarah Hopkins

**Keith Roy**  
AND ASSOCIATES

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**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

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View additional photos & 3D Tour at [www.KeithRoy.com](http://www.KeithRoy.com)

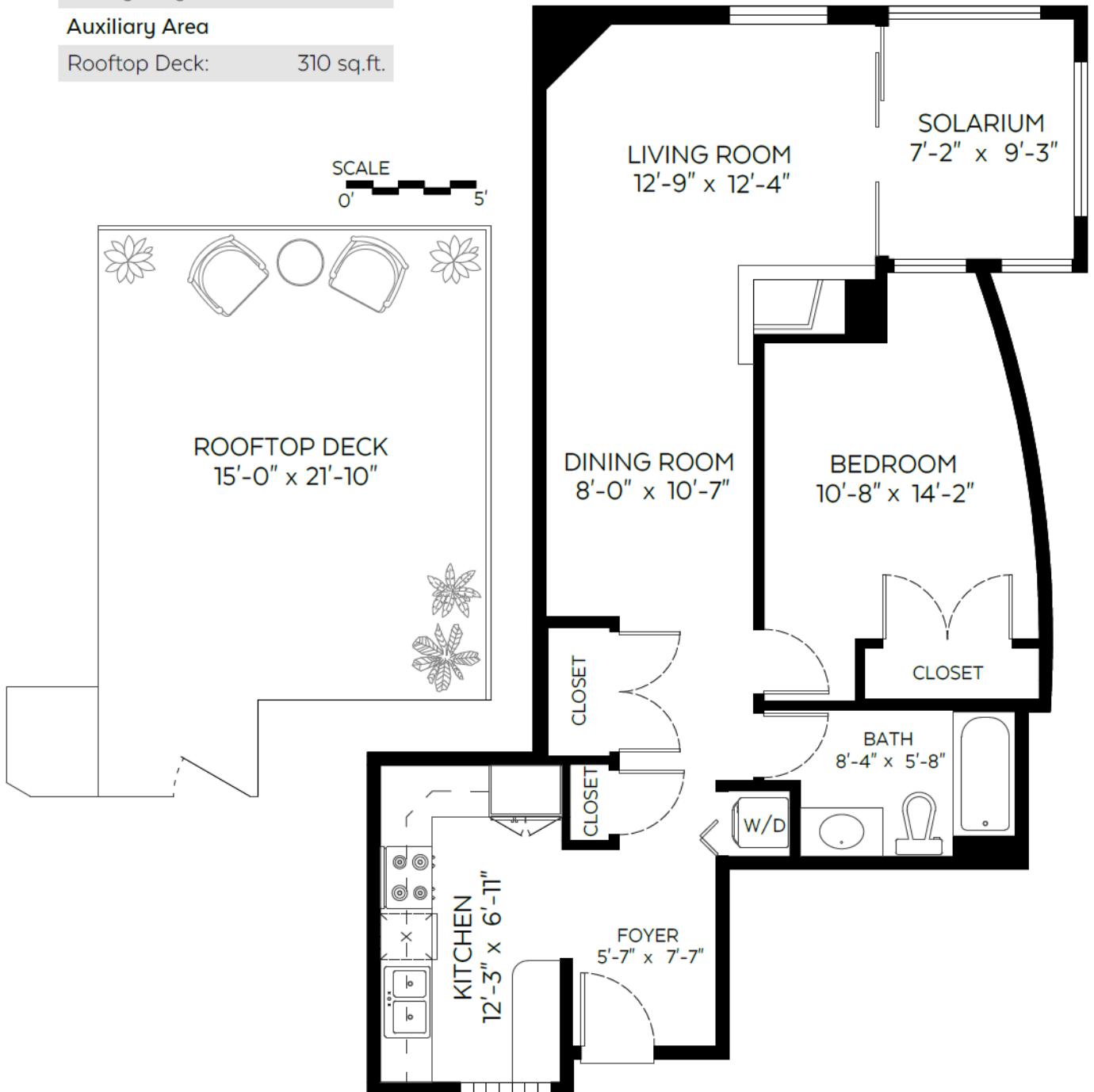
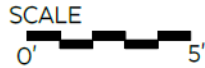


Main Floor: 808 sq.ft.

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:  
**Keith Roy PREC\***

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**Active**  
**R2575996**  
 Board: V  
 Apartment/Condo

**404 1705 NELSON STREET**  
 Vancouver West  
 West End VW  
 V6G 1M6

Residential Attached  
**\$740,000 (LP)**  
 (SP) **M**



**Sold Date:**  
**Meas. Type: Feet**  
**Depth / Size (ft.):**  
**Lot Area (sq.ft.): 0.00**  
**Flood Plain:**  
**Council Apprv?:**  
**Exposure:**  
**If new, GST/HST inc?:**  
**Mgmt. Co's Name: FIRST SERVICE RESIDENTIAL**  
**Mgmt. Co's Phone: 604-683-8900**  
**View:**  
**Complex / Subdiv: PALLADIAN**  
**Services Connected: Community, Electricity, Water**  
**Sewer Type:**

**Frontage (feet):**  
**Frontage (metres):**  
**Bedrooms: 1**  
**Bathrooms: 1**  
**Full Baths: 1**  
**Half Baths: 0**  
**Maint. Fee: \$305.40**

**Original Price: \$740,000**  
**Approx. Year Built: 1987**  
**Age: 34**  
**Zoning: RM-5A**  
**Gross Taxes: \$2,056.75**  
**For Tax Year: 2020**  
**Tax Inc. Utilities?: No**  
**P.I.D.: 008-973-504**  
**Tour: Virtual Tour URL**

<b>Style of Home: Corner Unit, End Unit</b>	<b>Total Parking: 1</b>	<b>Covered Parking: 1</b>	<b>Parking Access: Lane</b>
<b>Construction: Frame - Wood</b>	<b>Parking: Garage; Underground</b>		<b>Locker: N</b>
<b>Exterior: Stucco</b>			<b>Dist. to School Bus: CLOSE</b>
<b>Foundation: Concrete Perimeter</b>	<b>Reno. Year:</b>	<b>Dist. to Public Transit: CLOSE</b>	<b>Total Units in Strata: 40</b>
<b>Rain Screen: Partial</b>	<b>R.I. Plumbing:</b>	<b>Units in Development: 40</b>	
<b>Renovations:</b>	<b>Metered Water:</b>	<b>Title to Land: Freehold Strata</b>	
<b>Water Supply: City/Municipal</b>	<b>R.I. Fireplaces:</b>	<b>Property Disc.: Yes</b>	
<b>Fireplace Fuel: Wood</b>	<b># of Fireplaces: 1</b>	<b>Fixtures Leased: No</b>	
<b>Fuel/Heating: Baseboard, Electric</b>		<b>Fixtures Rmvd: No</b>	
<b>Outdoor Area: Balcny(s) Patio(s) Dck(s), Rooftop Deck</b>		<b>Floor Finish: Laminate, Wall/Wall/Mixed</b>	
<b>Type of Roof: Torch-On</b>			

**Maint Fee Inc: Garbage Pickup, Gardening, Management**  
**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: CithWsh/Dryr/Frdg/Stve/DW**

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

<b>Finished Floor (Main): 808</b>	<b># of Rooms: 6</b>	<b># of Kitchens: 1</b>	<b># of Levels: 1</b>	<b>Bath 1</b>	<b>Floor Main</b>	<b># of Pieces 4</b>	<b>Ensuite? No</b>	<b>Outbuildings</b>
<b>Finished Floor (Above): 0</b>	<b>Crawl/Bsm. Height:</b>			<b>2</b>				<b>Barn:</b>
<b>Finished Floor (Below): 0</b>	<b>Restricted Age:</b>			<b>3</b>				<b>Workshop/Shed:</b>
<b>Finished Floor (Basement): 0</b>	<b># of Pets: 2</b>	<b>Cats: Yes</b>	<b>Dogs: Yes</b>	<b>4</b>				<b>Pool:</b>
<b>Finished Floor (Total): 808 sq. ft.</b>	<b># or % of Rentals Allowed: 4</b>			<b>5</b>				<b>Garage Sz:</b>
	<b>Bylaws: Pets Allowed, Rentals Allwd w/Restrctns</b>			<b>6</b>				<b>Grg Dr Ht:</b>
<b>Unfinished Floor: 0</b>				<b>7</b>				
<b>Grand Total: 808 sq. ft.</b>	<b>Basement: None</b>			<b>8</b>				

<p>Keith Roy, PREC*        Taryn Lees        Greg Dent        Greg Andruff, PREC*        Sarah Hopkins</p>					
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