



### NEIGHBORHOOD HIGHLIGHTS

Elementary School

George T. Cunningham Elementary

High School

Gladstone Secondary

French Immersion

Laura Secord Elementary

Vancouver Technical Secondary

**WALK SCORE:** 81

**TRANSIT SCORE:** 83

# 309-4815 ELDORADO MEWS

## 1 BED, 1 BATH, 436 SQ. FT.

This is a show stopper! Own a 1 bedroom in a concrete building - live in it or rent it out, the choice is yours. Conveniently located at Kingsway and Nanaimo, this 1 bedroom home has in-suite laundry, outdoor space, modern finishings and a wonderful open floor plan. With mountain and city views, this unit truly has everything you'll need - including a parking stall and a storage locker. Neighbourhood provides for shopping, restaurant and convenient transit!

### \$439,000

Keith Roy, PREC\*

Jacob Lahti

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## 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

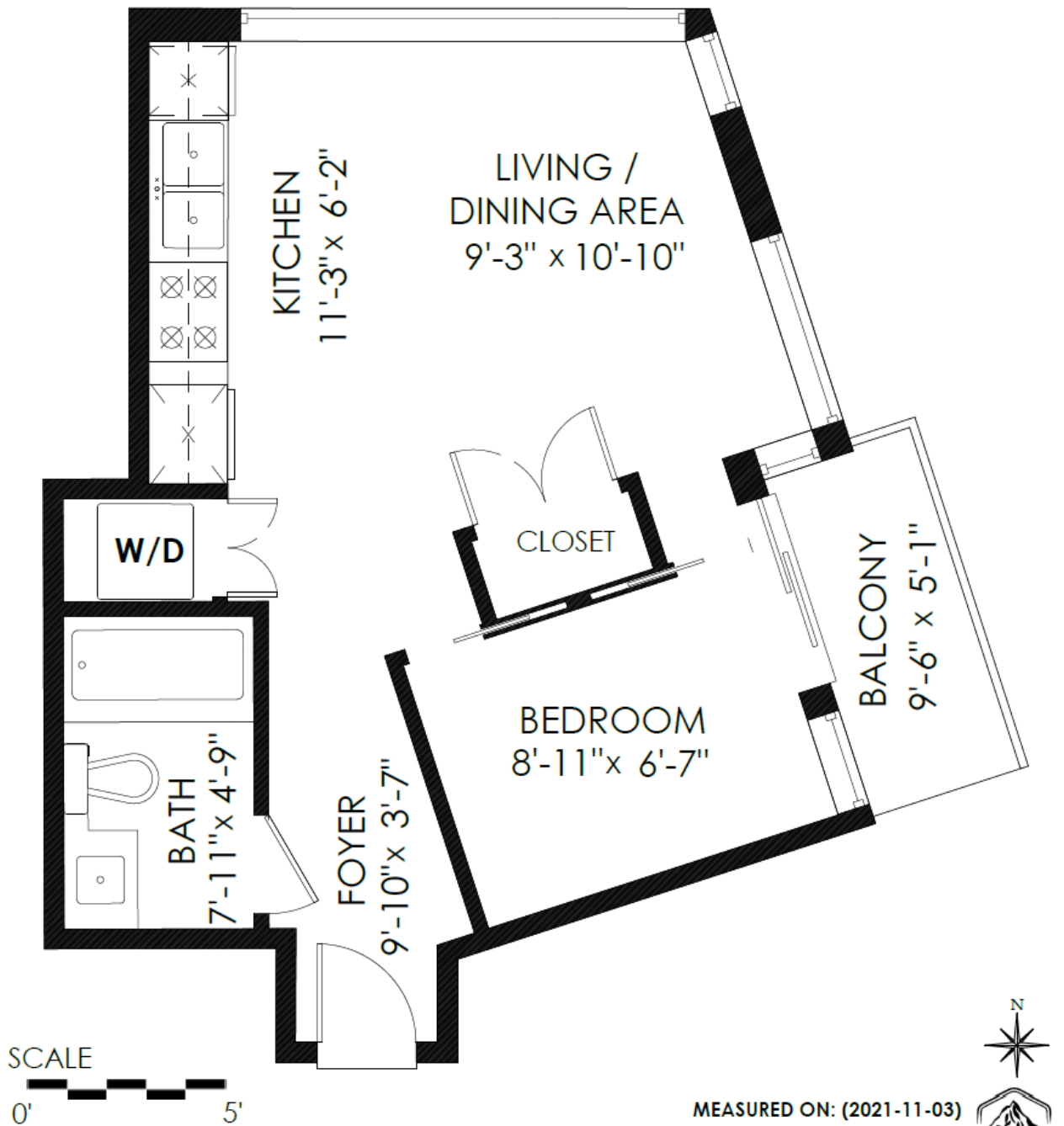


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View additional photos & 3D tour at [www.VancouverPropertyFinder.com](http://www.VancouverPropertyFinder.com)



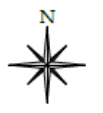
<b>Floor Area:</b>	<b>436 sq.ft.</b>
Balcony:	25 sq.ft.
Ceiling Height:	8'-0"



MEASURED ON: (2021-11-03)

info@pixlworks.com www.pixlworks.com 604.329.5788

E&O Insured. 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.







Presented by:  
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**Active** **R2632250** **309 4815 ELDORADO MEWS** Residential Attached  
 Board: V Vancouver East **\$439,000 (LP)**  
 Apartment/Condo Collingwood VE (SP) **M**  
 V5R 0B2



Sold Date: If new, GST/HST inc?: Original Price: **\$439,000**  
 Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **2013**  
 Frontage(feet): Bathrooms: **1** Age: **8**  
 Frontage(metres): Full Baths: **1** Zoning: **CD-1**  
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,052.10**  
 Sq. Footage: **0.00** For Tax Year: **2021**  
 Flood Plain: P.I.D.: **029-022-461** Tax Inc. Utilities?:  
 View: **Yes : Mountain & City** Tour: **Virtual Tour URL**  
 Complex / Subdiv: **2300 KINGSWAY**  
 Services Connctd: **Electricity, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Corner Unit** Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
 Construction: **Concrete** Parking: **Garage; Underground**  
 Exterior: **Concrete, Glass, Mixed** Dist. to Public Transit: **Close** Dist. to School Bus: **Close**  
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata**  
 Renovations: Property Disc.: **Yes**  
 # of Fireplaces: **0** R.I. Fireplaces: **0** Reno. Year: Fixtures Leased: **No**  
 Fireplace Fuel: **None** Rain Screen: **Full** Fixtures Rmvd: **No**  
 Fuel/Heating: **Baseboard** Metered Water: Floor Finish: **Laminate**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)** R.I. Plumbing:  
 Type of Roof: **Other**

Legal: **STRATA LOT 18, PLAN EPS1133, DISTRICT LOT 393, 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 APPROPRIATE**

Amenities: **Bike Room, Elevator, Exercise Centre, In Suite Laundry, Storage**  
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): <b>436</b>	Units in Development: <b>335</b>	Tot Units in Strata: <b>335</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>East</b>	Stores in Building: <b>22</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Tribe Management Inc.</b>	Mgmt. Co's #: <b>604-343-2601</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$248.11</b>	Council/Park Apprv?: <b>Yes</b>	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Hot Water, Management, Water</b>		
Finished Floor (Total): <b>436 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>		
Unfinished Floor: <b>0</b>	Restricted Age:	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Grand Total: <b>436 sq. ft.</b>	# or % of Rentals Allowed: <b>100%</b>		
Suite: <b>None</b>	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
Basement: <b>None</b>	Short Term Lse-Details: <b>No short term allowed.</b>		
Crawl/Bsmt. Ht:			
# of Kitchens: <b>1</b>			
# of Levels: <b>1</b>			
# of Rooms: <b>4</b>			

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	9'10 x 3'7	1	Main	4	No
Main	Kitchen	11'3 x 6'2	2			
Main	Living Room	9'3 x 10'10	3			
Main	Bedroom	8'11 x 6'7	4			
		x	5			
		x	6			
		x	7			
		x	8			

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