



NEIGHBORHOOD HIGHLIGHTS

Elementary School

Mount Pleasant Elementary

High School

Vancouver Technical Secondary

French Immersion

Laura Secord Elementary

Vancouver Technical Secondary

PH6-251 EAST 7th AVENUE

2 BED, 2 BATH, 973 SQ. FT.

Penthouse at the District! This bright 2 bedroom, 2 bathroom home has beautiful views of the North Shore mountains! Inside you will find new floors, quartz counters, stainless steel appliances, closet built-ins, built-in office nook and in suite laundry. Building amenities include rooftop patio, garden, BBQ area and gym. Walking distance to everything Main Street has to offer! Currently tenanted and showing by appointment only. Includes 2 parking and 1 storage locker.

\$1,050,000

WALK SCORE: 95 (Walker's Paradise!)

Keith Roy, PREC*

Taryn Lees

Greg Dent

Greg Andruff, PREC*

Sarah Hopkins

Keith Roy
AND ASSOCIATES

604.210.2933
team@keithroy.com
www.KeithRoy.com



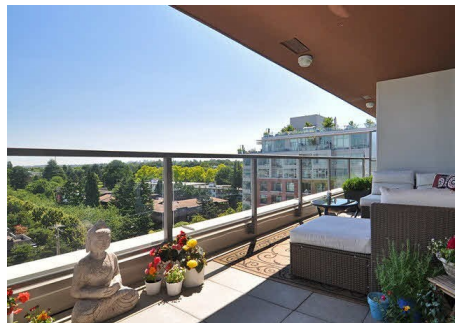
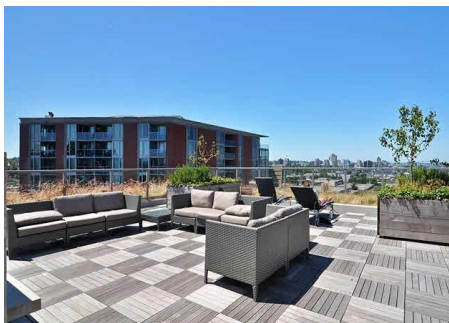
RE/MAX

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

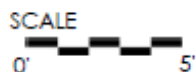
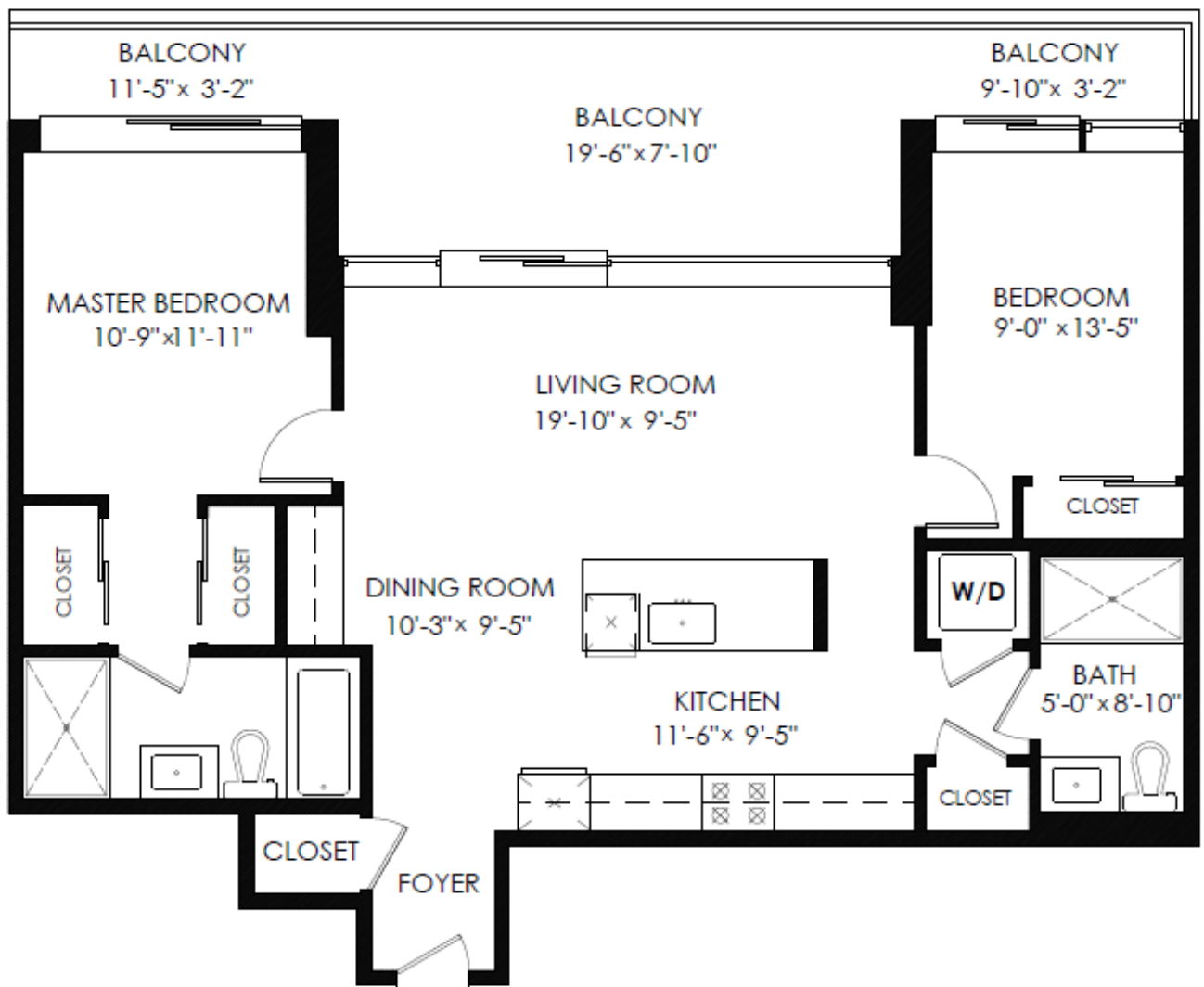
*Personal Real Estate Corporation

PH6-251 EAST 7th AVENUE

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



Floor Area:	973 sq.ft.
Balcony:	221 sq.ft.
Ceiling Height:	8'-5"



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 +/- 3% tolerance.

Measurements, Design & Scanning | 604-329-5788

www.PixlWorks.com





Presented by:
Keith Roy PREC*
 RE/MAX Select Realty
 Phone: 604-210-2933
<http://www.keithroy.com>
team@keithroy.com



Active
R2542420
 Board: V
 Apartment/Condo

PH6 251 E 7TH AVENUE
 Vancouver East
 Mount Pleasant VE
 V5T 0B9

Residential Attached
\$1,050,000 (LP)
 (SP)



Sold Date:	Frontage (feet):	Original Price: \$1,050,000
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 2012
Depth / Size (ft.):	Bedrooms: 2	Age: 9
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: IC-3
Flood Plain:	Full Baths: 2	Gross Taxes: \$2,878.87
Council Apprv?:	Half Baths: 0	For Tax Year: 2020
Exposure:	Maint. Fee: \$499.20	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 028-757-769
Mgmt. Co's Name: DWELL PPTY MGMT		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-821-2990		
View: Yes: MOUNTAINS		
Complex / Subdiv: DISTRICT		
Services Connected: Community, Electricity, Water		
Sewer Type:		

Style of Home: Penthouse	Total Parking: 2	Covered Parking: 2	Parking Access: Lane, Side
Construction: Concrete	Parking: Garage; Underground		
Exterior: Concrete, Glass			Locker: Y
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: CLOSE	Dist. to School Bus: CLOSE
Rain Screen: Full	R.I. Plumbing:	Units in Development: 251	Total Units in Strata: 251
Renovations:	Metered Water:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	R.I. Fireplaces:	Property Disc.: Yes	
Fireplace Fuel: None	# of Fireplaces: 0	Fixtures Leased: No	
Fuel/Heating: Baseboard, Electric		Fixtures Rmvd: No	
Outdoor Area: Balcny(s) Patio(s) Dck(s)		Floor Finish: Laminate, Tile	
Type of Roof: Torch-On			

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**
 Legal: **STRATA LOT 103, PLAN BCS4330, DISTRICT LOT 200A, 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**
 Amenities: **Bike Room, Elevator, Exercise Centre**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'6 x 9'5			x			x
Main	Dining Room	10'3 x 9'5			x			x
Main	Living Room	19'10 x 9'5			x			x
Main	Master Bedroom	10'9 x 11'11			x			x
Main	Bedroom	9' x 13'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 973	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 1	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 973 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 973 sq. ft.	Basement: None			7				
				8				

Keith Roy, PREC*

Taryn Lees

Greg Dent

Greg Andruff, PREC*

Sarah Hopkins

Keith Roy
 AND ASSOCIATES

604.210.2933
team@keithroy.com
www.KeithRoy.com



RE/MAX

This communication is not intended to create or induce breach of an existing Agency Agreement. RE/MAX Select Realty.

*Personal Real Estate Corporation