



NEIGHBORHOOD HIGHLIGHTS

Elementary School

Simon Fraser Elementary

High School

Eric Hamber Secondary

French Immersion

General Gordon Elementary

Kitsilano Secondary

WALK SCORE: 89

TRANSIT SCORE: 100

810-88 WEST 1st AVENUE

1 BED, 1 BATH, 530 SQ. FT.

Are you looking for a quality Olympic Village home? Whether you're an investor looking for a great rental opportunity or a first-time buyer, this classy unit is not to be missed. With a gourmet kitchen you'll be cooking with gas, along with granite counters and Bosch appliances. You have access to world-class amenities including an outdoor pool, hot tub and fitness studio with yoga room. Amazing shops just steps away from your doorstep and the seawall, waterfront park and Skytrain all around the corner. Downtown Vancouver is only minutes away. This classy home has air conditioning, great storage and parking included. Pets and rentals welcome.

\$649,000

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



Master
11 Years



RE/MAX

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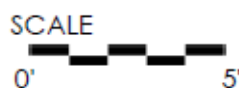
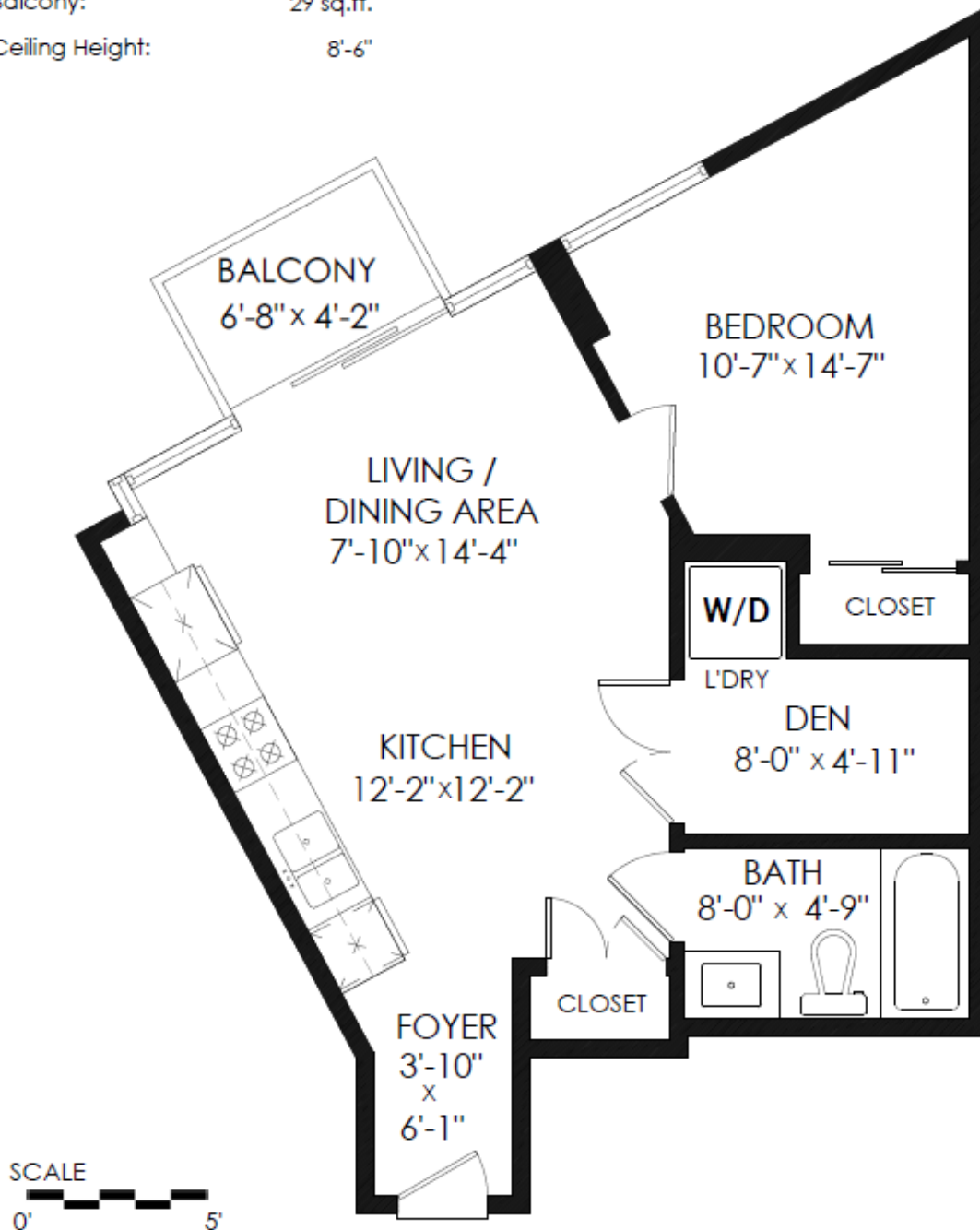
*Personal Real Estate Corporation

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View additional photos & 3D tour at www.VancouverPropertyFinder.com

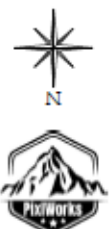


Floor Area: 530 sq.ft.
Balcony: 29 sq.ft.
Ceiling Height: 8'-6"



Measurements, Design & Scanning | 604-329-5788

E&O reserved. Total square foot calculated to gross unit area. SGT 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. www.PixlWorks.com





Presented by:
Gregory Andruff PREC*
 RE/MAX Select Realty
 Phone: 778-899-4267
<http://www.vancouverpropertyfinder.com>
gregandruff@remax.net



Active **810 88 W 1ST AVENUE** Residential Attached
R2545345 Vancouver West **\$649,000 (LP)**
 Board: V False Creek (SP) **M**
 Apartment/Condo V5Y 0K2



Sold Date: Frontage (feet): Original Price: **\$649,000**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2015**
 Depth / Size (ft.): Bedrooms: **1** Age: **6**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **CD-1**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,597.42**
 Council Apprv?: Half Baths: **0** For Tax Year: **2020**
 Exposure: Maint. Fee: **\$385.03** Tax Inc. Utilities?: **Yes**
 If new, GST/HST inc?: P.I.D.: **029-700-141**
 Mgmt. Co's Name: **WYNFORD** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-261-0285**
 View: **No :**
 Complex / Subdiv: **THE ONE**
 Services Connected: **Community, Electricity, Water**
 Sewer Type:

Style of Home: **Upper Unit** Total Parking: **1** Covered Parking: **1** Parking Access:
 Construction: **Concrete** Parking: **Garage; Underground** Locker: **N**
 Exterior: **Concrete, Glass** Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Foundation: **Concrete Perimeter** Units in Development: **241** Total Units in Strata: **241**
 Rain Screen: **Full** Title to Land: **Freehold Strata**
 Renovations: Metered Water: Property Disc.: **Yes**
 Water Supply: **City/Municipal** R.I. Fireplaces: Fixtures Leased: **No :**
 Fireplace Fuel: **Forced Air, Heat Pump** # of Fireplaces: **0** Fixtures Rmvd: **No :**
 Fuel/Heating: Outdoor Area: **Balcny(s) Patio(s) Dck(s)** Floor Finish: **Hardwood, Tile**
 Type of Roof: **Torch-On**

Maint Fee Inc: **Gas, Heat, Hot Water, Management, Recreation Facility**
 Legal: **STRATA LOT 60, PLAN EPS2983, 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 V**
 Amenities: **Pool; Outdoor, Recreation Center, Swirlpool/Hot Tub**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	3'10 x 6'1			x			x
Main	Kitchen	12'2 x 12'2			x			x
Main	Living Room	7'10 x 14'1			x			x
Main	Bedroom	10'7 x 14'7			x			x
Main	Den	8' x 4'11			x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	530	# of Rooms: 5	# 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:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	530 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: Pets Allowed, Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor:	0				6				
Grand Total:	530 sq. ft.	Basement: None			7				
					8				

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