



305 – 272 EAST 4TH AVENUE

MARIA
SENAJOVA
direct 604.657.1110

stilhavn
REAL ESTATE SERVICES



Welcome

#AWESOME. Live-Work-Concrete & Steel - Artist Loft at the Mecca in the HOTTEST neighborhood in Vancouver!

EVERYTHING at your door – breweries, cool shops, funky diners, skytrain, Main Street, Olympic Village, Seawall & best croissants in town just around the corner.... List goes on.

Sweet layout, East facing, super bright w/ treelined streetcape view & a glimpse of the city lights. Cool bedroom area & office defined by elevation, 12ft ceilings, serious amount of in-suite storage, oversized window wall. "Social distance get-togethers?" not a problem, bed is on a pulley system to keep it out of the way! New Miele Dishwasher & W/D, New Fridge & Noguchi ceiling light.

Building is rock solid w/ new roofs & window caulking. No not done yet with how awesome Mecca is, it offers roof top deck w/seating areas, fire table, BBQ & outdoor movie screen – Yas! Come on by and see for yourself. Parking & Bike room. MtnC Fees \$175.76!!! Who said you can't have it all??!

\$550,000

FLOOR AREA	527 sqft
YEAR BUILT	1995
BEDROOMS	1
BATHROOMS	1
MAINTENANCE FEE	\$175.76
TAXES	\$1,439.38 (2020)
PETS	allowed
RENTALS	allowed with restrictions
PARKING	1 underground





Presented by:
Maria Senajova
 Stilhavn Real Estate Services
 Phone: 604-657-1110
<http://www.vancouverurbanhomes.com>
maria@vancouverurbanhomes.com



Active
R2476278
 Board: V
 Apartment/Condo

305 272 E 4TH AVENUE

Vancouver East
 Mount Pleasant VE
 V5T 4S2

Residential Attached

\$550,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$550,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 1995
Depth / Size (ft.):	Bedrooms: 1	Age: 25
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: CD-1
Flood Plain:	Full Baths: 1	Gross Taxes: \$1,439.38
Council Apprv?:	Half Baths: 0	For Tax Year: 2020
Exposure: East	Maint. Fee: \$175.76	Tax Inc. Utilities?:
If new, GST/HST inc?: Yes		P.I.D.: 023-105-461
Mgmt. Co's Name: PENNY FARTHING		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-734-8443		
View: Yes: 2 STREETSCAPE		
Complex / Subdiv: THE MECCA		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: Live/Work Studio, Loft/Warehouse Conv.	Total Parking: 1	Covered Parking: 1	Parking Access: Lane, Rear
Construction: Frame - Metal	Parking: Garage; Underground		Locker: N
Exterior: Metal			Dist. to School Bus:
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: 1 BLOCK	Total Units in Strata: 33
Rain Screen:	R.I. Plumbing:	Units in Development: 33	
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel:	R.I. Fireplaces:	Fixtures Leased: :	
Fuel/Heating: Electric	# of Fireplaces: 0	Fixtures Rmvd: Yes: LIVING ROOM SHELVING	
Outdoor Area: None		Floor Finish: Hardwood, Tile	
Type of Roof: Metal, Tile - Concrete			

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer**
 Legal: **STRATA LOT 19, PLAN LMS2013, DISTRICT LOT 200A, 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, In Suite Laundry**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'4 x 10'6			x			x
Main	Dining Room	15'4 x 4'10			x			x
Main	Bedroom	15'4 x 8'			x			x
Main	Foyer	8'5 x 4'10			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 527	# of Rooms: 4	# of Kitchens: 0	# 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): 527 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed, Rentals Allowed, Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 527 sq. ft.				7				
				8				

Listing Broker(s): **Stilhavn Real Estate Services**

#AWESOME. Live-Work-Concrete & Steel - Artist Loft at the Mecca in the HOTTEST neighborhood in Vancouver! EVERYTHING at your door – breweries, cool shops, funky diners, skytrain, Main Street, Olympic Village, Seawall & best croissants in town just around the corner. East facing, super bright w/ treelined streetscape view & a glimpse of city lights. Elevated bedroom area & office, 12ft ceilings, serious amount of in-suite storage, over-sized window wall. "Social distance get-togethers?" not a problem! Bed is on a pulley system to give you all the room you need! New Miele Dishwasher & W/D, New Fridge & Noguchi ceiling light. Building is rock solid w/ new roofs & window caulking. The Mecca offers roof top deck w/ fire table, BBQ & outdoor movie screen. Parking & Bike room. Mtn Fees \$175.76!

MARIA SENAJOVA

maria@vancouverurbanhomes.com
Sithlavn Real Estate Services
direct 604.657.1110

#305-272 East 4th Avenue, Vancouver

studio + 1 bathroom

Total Interior: 527 sq.ft.

Storage: 85 sq.ft.



305-272 E 4th Ave VANCOUVER, BC



YOU DON'T JUST BUY
THE HOUSE; YOU BUY
THE NEIGHBOURHOOD!

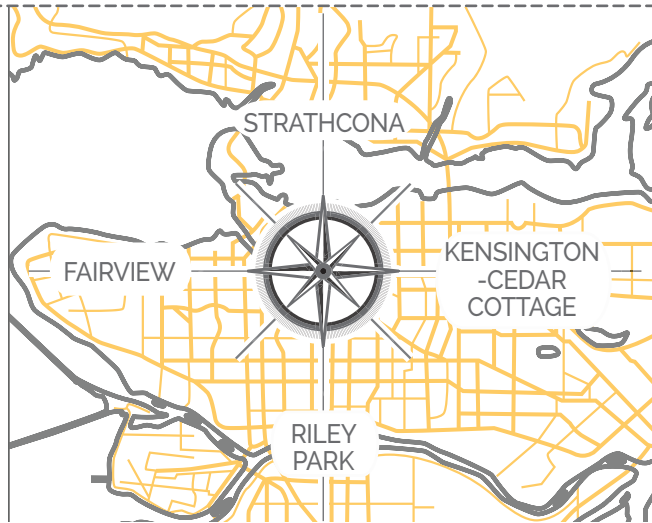
NAME OF NEIGHBOURHOOD

MOUNT PLEASANT

COMMUNITY PROFILE

- Mount Pleasant is a neighbourhood that is home to a vast array of residents, from young professional commuters to families that spend their weekends enjoying all the community has to offer, including arts-focused festivals and the Mount Pleasant shopping district.
- Just minutes from various neighbourhood parks, get ready to enjoy walking and biking trips through abundant park space that is perfect for spontaneous outdoor fun in all seasons.
- This home is conveniently located near a variety of transit options including the Pacific Central Station Train Station, that ease commuters in and out of the downtown core within minutes.

LOCATION



WELCOME
HOME.

A community is a place that people call home. It's a place to work, play, learn, share and relax.

This Community Feature Sheet® is designed to help you to get to know this community.

Who knows, maybe someday soon you will call this exceptional community home.

DEMOGRAPHICS

HOUSEHOLDS
WITH
CHILDREN
16%

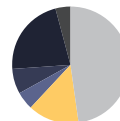
MEDIAN AGE
37



AVERAGE
HOUSEHOLD
INCOME

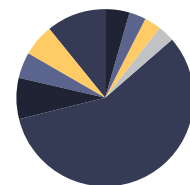
\$96,070

EDUCATION



UNIVERSITY - 48%
HIGH SCHOOL - 14%
TRADE SCHOOL - 5%
UNI DIPL - 7%
NON UNI DIPL - 22%
OTHER - 4%

AGE



0-4 - 3%
5-9 - 2%
10-19 - 2%
20-34 - 2%
35-49 - 38%
50-54 - 5%
55-64 - 3%
65-69 - 3%
70+ - 4%

GETTING AROUND

The following scores, calculated out of 100, show how easy it is to get around this community without a vehicle.



Learn more at www.walkscore.com.

WALK SCORE
92

TRANSIT SCORE
89

BIKE SCORE
98

PUBLIC SCHOOLS

ELEMENTARY	HIGH SCHOOL
<p>MOUNT PLEASANT ELEMENTARY SCHOOL</p> <p> 2300 Guelph St.</p> <p>Grades: K-7</p> <p>250 STUDENTS</p>	<p>VANCOUVER TECHNICAL SECONDARY SCHOOL</p> <p> 2600 E. Broadway</p> <p>Grades: 8-12</p> <p>1600 STUDENTS</p>

PUBLIC LIBRARY

<p> CLOSEST BRANCH</p> <p>MOUNT PLEASANT</p>	<p>1 Kingsway (Kingsway and E 7th)</p>
--	--

SHOPS & SERVICES



PARKS AND RECREATION

Park	 Guelph Park 
Community Centre	 Mount Pleasant Community Centre
Attraction	 Science World



MARIA SENAJOVA

direct 604.657.1110 | web VancouverUrbanHomes.com | email maria@vancouverurbanhomes.com



Building relationships, *One square foot at a time...*

Supported by unwavering integrity, my approach is to use innovative thinking backed up with excellent negotiating skills. I choose to focus on a defined set of clients, offering a premium service to buyers and sellers with whom I share a common goal. I provide high quality service and I take a long-term view to real estate and relationships. Whether you are selling a property, a new buyer or an experienced investor my goal is to bring comfort and confidence to the entire process.

Stilhavn Real Estate Services | 36 East 5th Avenue, Vancouver BC, V5T 1G8