

Presented by:
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Active
R2443940
Board: V
Apartment/Condo

206 251 E 7TH AVENUE
Vancouver East
Mount Pleasant VE
V5T 0B9

Residential Attached
$699,000 (LP)
(SP)



Sold Date:		Frontage (feet):		Original Price:	**$699,000**
Meas. Type:	**Feet**	Frontage (metres):		Approx. Year Built:	**2012**
Depth / Size (ft.):		Bedrooms:	**1**	Age:	**8**
Lot Area (sq.ft.):	**0.00**	Bathrooms:	**1**	Zoning:	**IC-3**
Flood Plain:	**No**	Full Baths:	**1**	Gross Taxes:	**$1,708.30**
Council Apprv?:		Half Baths:	**0**	For Tax Year:	**2019**
Exposure:	**East**	Maint. Fee:	**$349.31**	Tax Inc. Utilities?:	**No**
If new, GST/HST inc?:				P.I.D.:	**028-756-860**
Mgmt. Co's Name:	**Remax Dwell Property Managemen**			Tour:	
Mgmt. Co's Phone:	**604-821-2999**				
View:	**No :**				
Complex / Subdiv:	**District**				
Services Connected:	**Electricity, Sanitary Sewer, Septic, Storm Sewer, Unknown**				
Sewer Type:	**City/Municipal**				

Style of Home:	**End Unit**		
Construction:	**Concrete**		
Exterior:	**Concrete, Stone**		
Foundation:	**Concrete Perimeter**	Reno. Year:	
Rain Screen:	**Full**	R.I. Plumbing:	
Renovations:			
Water Supply:	**City/Municipal**	Metered Water:	
Fireplace Fuel:		R.I. Fireplaces:	
Fuel/Heating:	**Electric**	# of Fireplaces:	**0**
Outdoor Area:	**Balcony(s)**		
Type of Roof:	**Other**		

Total Parking:	**1**	Covered Parking: **1**	Parking Access: **Side**
Parking:	**Garage; Underground**		
			Locker: **Y**
Dist. to Public Transit:			Dist. to School Bus:
Units in Development:			Total Units in Strata:
Title to Land:	**Freehold Strata**		
Property Disc.:	**Yes**		
Fixtures Leased:	**:**		
Fixtures Rmvd:	**Yes: Dining Rm light fixture; Bdrm & LvgRm TV**		
Floor Finish:	**Hardwood**		

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer**
Legal: **STRATA LOT 13, 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, In Suite Laundry, Playground, Wheelchair Access**

Site Influences: **Central Location, Cleared, Paved Road, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Intercom, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	**Living Room**	**13'2 x 9'4**			**x**			**x**
Main	**Dining Room**	**7'6 x 9'4**			**x**			**x**
Main	**Bedroom**	**9'1 x 11'**			**x**			**x**
Main	**Den**	**6'3 x 9'2**			**x**			**x**
Main	**Kitchen**	**7'9 x 9'5**			**x**			**x**
Main	**Flex Room**	**5'1 x 7'1**			**x**			**x**
Main	**Foyer**	**12'3 x 5'11**			**x**			**x**
		x			**x**			**x**
		x			**x**			**x**
		x			**x**			**x**

Finished Floor (Main):	**724**
Finished Floor (Above):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**724 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**724 sq. ft.**

# of Rooms: **7** # of Kitchens: **1** # of Levels: **1**
Crawl/Bsmt. Height:
Restricted Age:
# of Pets: Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Bylaws: **Pets Allowed w/Rest., Rentals Allowed**

Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	**Main**	**4**	**No**
2			
3			
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Grg Dr Ht:

Listing Broker(s): **Sutton Group-West Coast Realty**

Incredible 1 B/R large DEN + FLEX nestled on the QUIET side of the building. Spacious home features excellent open concept floor plan. H/W floors, quartz countertops, full size S/S appliances, spa like bath w/deep soaker tub & insuite laundry. This END suite is truly a perfect combination of layout, privacy and has large covered BALCONY w/views of the Garden Court Yard. Amenities includes Gym, bike storage, huge party room + 2 large rooftop terrace w/BBQ & courtyard providing play area. Solid CONCRETE building in vibrant Mount Pleasant neighourhood. Steps to main St breweries, trendy restaurants, boutique shops, library, Community Cntre, transit and bike routes. Pets & Rentals allowed. 1 secured PARKING & 1 LOCKER is included. OPEN HOUSE Sat/Sun March 13/15 2-4 pm