



Presented by:
Esther Wong
 Sutton Group-West Coast Realty
 Phone: 604-710-0364
 http://www.estherwong.ca
 esther@estherwong.ca



Sold
R2357942
 Board: V
 Apartment/Condo

102 2626 ALBERTA STREET
 Vancouver West
 Mount Pleasant VW
 V5Y 3L4

Residential Attached
\$749,800 (LP)
\$740,000 (SP)



List Date: **4/10/2019** Frontage (feet):
 Days on Market: **9** Frontage (metres):
 Sold Date: **4/19/2019** Bedrooms: **1**
 Meas. Type: **Feet** Bathrooms: **1**
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00** Maint. Fee: **\$396.05**
 Flood Plain:
 Exposure: **Southwest**

If new, GST/HST inc?:
 Mgmt. Co's Name: **Century 21 PM**
 Mgmt. Co's Phone: **604-273-1745**
 View: :
 Complex / Subdiv: **The Calladine**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Original Price: **\$749,800**
 Approx. Year Built: **2007**
 Age: **12**
 Zoning: **RM4**
 Gross Taxes: **\$1,893.16**
 For Tax Year: **2018**
 Tax Inc. Utilities?:
 P.I.D.: **027-212-599**
 Tour: **Virtual Tour URL**

Style of Home: **Corner Unit, Ground Level Unit**
 Construction: **Frame - Wood**
 Exterior: **Brick, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Full**
 Renovations: **Partly**
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Electric, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Torch-On**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
 Parking: **Garage; Underground**
 Locker: **N**
 Dist. to Public Transit:
 Units in Development: **21** Dist. to School Bus:
 Title to Land: **Freehold Strata** Total Units in Strata: **21**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management**
 Legal: **STRATA LOT 2, PLAN BCS2524, DISTRICT LOT 526, 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: **Elevator, Garden**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'10 x 5'0			x			x
Main	Office	8'0 x 4'10			x			x
Main	Kitchen	15'0 x 10'0			x			x
Main	Dining Room	11'1 x 6'11			x			x
Main	Living Room	11'1 x 10'2			x			x
Main	Bedroom	10'10 x 10'4			x			x
Main	Patio	10'6 x 6'1			x			x
Main	Patio	15'8 x 8'11			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	732	# of Rooms: 8	# 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				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total):	732 sq. ft.	# or % of Rentals Allowed: 5			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Door Height:
Grand Total:	732 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Faith Wilson Group**

A charming 732 sq.ft. 1 bdrm+office suite offers optimal layout for maximum comfort of living – there is no wasted space here. This unit will surprise you w/an ambient gas f/p, modern kitchen featuring luxe granite counters, functional island & s/s appliances incl. Bosch gas burner b/I cook top, California closets & plenty of room to work & play w/built-in office space. Spend your days enjoying your stunning gardens – savor all fruits: plums, apples, min. kiwi, raspberries, harvest your herb garden & let blooms of magnolia tree, roses & rhododendron take your breath away. In-suite laundry & 2 parking spots included. An unbeatable location in the middle of Mt. Pleasant – a walkers' & bikers' paradise. Enjoy all amenities Cambie & Broadway area offers & come home & relax in this hidden gem.