



Presented by:

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WestCoast Realty™
You've found a home

Sold
R2613649
Board: V
Apartment/Condo

311 3575 EUCLID AVENUE

Vancouver East
Collingwood VE
V5R 6H5

Residential Attached

\$490,000 (LP)

\$510,000 (SP)



List Date: 9/1/2021	If new, GST/HST inc?:	Original Price: \$490,000
Days On Market: 10	Bedrooms: 1	Approx. Year Built: 2005
Sold Date: 9/11/2021	Bathrooms: 1	Age: 16
Meas. Type: Feet	Full Baths: 1	Zoning: APT/U
Frontage(feet):	Half Baths: 0	Gross Taxes: \$1,181.27
Frontage(metres):	Flood Plain:	For Tax Year: 2021
Depth / Size (ft.):	P.I.D.: 026-314-029	Tax Inc. Utilities?: No
Sq. Footage: 0.00	View: :	Tour: Virtual Tour URL
Complex / Subdiv:	Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water	

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Inside Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Other, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Concrete, Laminate, Tile**

Legal: **STRATA LOT 33, PLAN BCS1342, DISTRICT LOT 36, 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 APPROPRIATE**

Amenities: **Elevator, In Suite Laundry**

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

Finished Floor (Main): 544	Units in Development:	Tot Units in Strata: 59	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Dwell Property Management	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$289.15	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Hot Water, Management		
Finished Floor (Total): 544 sq. ft.			
Unfinished Floor: 0			
Grand Total: 544 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite:	Restricted Age:	# of Pets:	Cats: Dogs: No
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1 # of Rooms: 5	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12' x 10'11			x	1	Main	4	No
Main	Dining Room	10'11 x 7'4			x	2			
Main	Kitchen	8'1 x 8'1			x	3			
Main	Bedroom	10'6 x 9'6			x	4			
Main	Foyer	7'9 x 6'3			x	5			
					x	6			
					x	7			
					x	8			

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

Immaculate, move in ready one bedroom with no wasted space at Montage. This quiet, spacious home feels larger than 544 square feet and features newly painted walls, durable bamboo floors, stainless steel kitchen appliances and upscale Miele washer and dryer. The generous covered balcony large enough for patio furniture feels like another room in the home. Fantastic walkable Collingwood location close to skytrain, shops, restaurants and services. One parking close to the elevator and one very large locker. Rental and pet friendly. Don't miss out on this lovely home!