



Presented by:

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Sold
R2563986
Board: V
Apartment/Condo

702 298 E 11TH AVENUE

Vancouver East
Mount Pleasant VE
V5T 0A2

Residential Attached

\$674,900 (LP)

\$706,000 (SP) M



List Date: **4/12/2021** Frontage (feet): Original Price: **\$674,900**
 Days on Market: **7** Frontage (metres): Approx. Year Built: **2008**
 Sold Date: **4/19/2021** Bedrooms: **1** Age: **13**
 Meas. Type: Bathrooms: **1** Zoning: **C-3A**
 Depth / Size (ft.): Maint. Fee: **\$347.86** Gross Taxes: **\$1,629.59**
 Lot Area (sq.ft.): **0.00** Council Apprv?: For Tax Year: **2020**
 Flood Plain: Exposure: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **027-702-324**
 Mgmt. Co's Name: **Stratawest Management Ltd.** Tour:
 Mgmt. Co's Phone: **604-904-9595**
 View: **Yes: City Views**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: 1 Storey	Total Parking: 1	Covered Parking: 1	Parking Access: Lane
Construction: Brick, Concrete Frame	Parking: Garage; Underground		Locker:
Exterior: Brick, Glass			Dist. to School Bus:
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Total Units in Strata: 81
Rain Screen:	R.I. Plumbing:	Units in Development:	
Renovations:	R.I. Fireplaces:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	# of Fireplaces: 0	Property Disc.: Yes	
Fireplace Fuel:		Fixtures Leased: :	
Fuel/Heating: Baseboard		Fixtures Rmvd: :	
Outdoor Area: Balcny(s) Patio(s) Dck(s), Patio(s), Patio(s) & Deck(s)		Floor Finish: Hardwood	
Type of Roof: Torch-On			

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Sewer, Water**
 Legal: **STRATA LOT 73, PLAN BCS3166, DISTRICT LOT 301, 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: **Bike Room, Elevator, In Suite Laundry, Recreation Center**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'4 x 13'5			x			x
Main	Solarium	6'7 x 6'5			x			x
Main	Kitchen	9'1 x 7'8			x			x
Main	Patio	3'0 x 11'9			x			x
Main	Bedroom	11'7 x 9'6			x			x
Main	Foyer	6'1 x 4'1			x			x
Main	Storage	5'1 x 7'1			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 677	# of Rooms: 7	# 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): 677 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed, Rentals Allowed			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 677 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Engel & Volkers Vancouver**

Stunning city views at The Sophia! Excellent central location in Mount Pleasant just one block away from Main Street. Very walkable area with easy access to transit, Canada Line, trendy boutiques, shops and restaurants. Bright 1 bedroom + den south facing suite with 9' ceilings, in-suite laundry and storage. This large unit is well-maintained with upgraded kitchen and wide plank engineered hardwood flooring. Pets & Rentals Allowed. 1 Parking. Showings by appointment only: Thursday April 15th from 5-6 PM, Saturday April 17th & Sunday April 18th from 2:00-3:30pm.