



Presented by:  
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**Active**  
**R2877522**  
Board: V  
Apartment/Condo

**702 298 E 11TH AVENUE**

Vancouver East  
Mount Pleasant VE  
V5T 0A2

Residential Attached  
**\$765,000** (LP)  
(SP) **M**



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$765,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>1</b>	Approx. Year Built: <b>2008</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>16</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>C-3A</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,963.18</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2023</b>
Flood Plain:	P.I.D.: <b>027-702-324</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes :City View</b>		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv: <b>The Sophia</b>		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Upper Unit**  
Construction: **Brick, Concrete**  
Exterior: **Brick, Concrete, Glass**  
Foundation: **Concrete Perimeter**

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
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: **Hardwood, Tile**

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, Playground**

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

Finished Floor (Main): <b>677</b>	Units in Development:	Tot Units in Strata: <b>81</b>	Locker: <b>No</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>South</b>	Storeys in Building: <b>8</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Stratawest Management Ltd</b>	Mgmt. Co's #: <b>604-904-9595</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$366.24</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Hot Water, Management, Snow removal, Water, Geothermal</b>		
Finished Floor (Total): <b>677 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>677 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>		

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **6**

Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**  
# or % of Rentals Allowed:  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	9'1 x 7'8			x	1	Main	4	No
Main	Living Room	16'4 x 13'5			x	2			
Main	Bedroom	11'7 x 9'6			x	3			
Main	Den	6'7 x 6'5			x	4			
Main	Storage	5'1 x 7'1			x	5			
Main	Foyer	6'1 x 4'1			x	6			
					x	7			
					x	8			

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

**One bedrm & den at The Sophia in Mount Pleasant! Efficient, open layout 9ft ceilings & wide plank wood floors. Bright, white, upgraded kitchen with quartz counters, s/s appliances & breakfast bar opens to a generous living space. Lots of added value & clever design with custom built ins. Dining area has built in bench and room for an office. Flexibility to change use of space. In suite storage & mud room features organized closet and additional cabinetry. Floor to ceiling windows with scenic views to the south lets light stream in. Desirable South main neighbourhood with lots of restaurants, shops, culture and easy access to skytrain. Walk score of 98. 1 parking, 2 pets allowed. Come see and you'll want to call it home! Open: Sat 1:00-2:30 and Sun 3:00-4:30.**