



R2188933

Active

Apartment/Condo
Residential Attached

217 830 E 7TH AVENUE

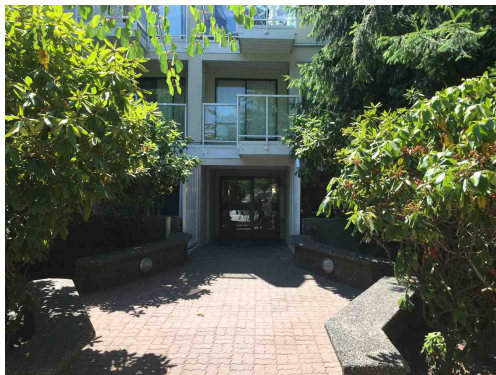
Vancouver East
Mount Pleasant VE

Fairfax

\$349,000 (LP)
(SP)

\$593.54 L\$/SF
S\$/SF

Sold Date:



Total Bedrooms 1
Total Baths 1
FIArTotFin 588
BB Northwest
Outdoor Area Balcony(s)
View No
View - Specify

Approx. Year Built 1977
Tot Units in Strata Plan 60
Mgmt. Co Name ASCENT PPTY
MGMT
Mgmt. Co Phone# 604-431-1800
Parking Places - Total
Parking Places - Covered

Days On Market 4
Occupancy Owner
Gross Taxes \$744.24
Strata Maint Fee \$292.00
Locker Yes
Maint Fee Includes Garbage Pickup,
Gardening, Heat, Hot
Water, Management,

The Fairfax in Mount Pleasant near 7th and Fraser, one bedroom in super quiet Mt Pleasant location. Orig cond, needs lots of renos, blank canvas for your decorating ideas! Big balcony for your BBQ and relaxing with friends facing NW (7th). Quick possession OK, Seller moving to his other suite in the same building. \$292 Maintenance Fee includes heat & HW. Bldg has undergone some updates in last 3 yrs. Proactive Strata. Rentals allowed, 1 cat allowed, No Dogs allowed. Unit comes with one storage locker #55 (ground level) & parking can be rented for \$20/month thru strata. Shared laundry in the bldg. In suite laundry can be installed with strata approval. Go to realtor site for feature sheet. Confirmed showings Friday July 21, 2-4 BY APPOINTMENT ONLY.

RE/MAX Crest Realty Westside

07/21/2017 09:09 AM

The above information is from sources believed reliable but should not be relied upon without verification. The publisher assumes no responsibility for its accuracy. "PREC* indicates Personal Real Estate Corporation"


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Sold Date:	Frontage (feet):	Approx. Year Built: 1977
Meas. Type:	Frontage (metres):	Age: 40
Depth / Size (ft.):	Bedrooms: 1	Zoning: RM-4
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Gross Taxes: \$744.24
Flood Plain:	Full Baths: 1	For Tax Year: 2017
Approval Req?:	Half Baths: 0	Tax Inc. Utilities?: No
Exposure: Northwest	Maint. Fee: \$292.00	P.I.D.: 002-678-632
If new, GST/HST inc?:		
Mgmt. Co's Name: ASCENT PTY MGMT		
Mgmt. Co's Phone: 604-431-1800		
View: No :		
Complex / Subdiv: Fairfax		
Services Connected: Electricity, Sanitary Sewer, Water		

 Style of Home: **Upper Unit**
 Construction: **Frame - Wood**
 Exterior: **Glass, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Hot Water**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Tar & Gravel**

 Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **0**

Total Parking:	Covered Parking:	Parking Access: Side
Parking: Garage; Underground		
	Locker: Y	
Dist. to Public Transit: 1	Dist. to School Bus: 1	
Units in Development: 60	Total Units in Strata: 60	
Title to Land: Freehold Strata		
Seller's Interest: Registered Owner		
Property Disc.: Yes		
Fixtures Leased: No :		
Fixtures Rmvd: No :		
Floor Finish: Wall/Wall/Mixed		

 Maint Fee Inc: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Sewer, Water**
 Legal: **PL VAS245 LT 37 LD 36 SL 37 DL 264A SP PLVR 245 AN UNDIVIDED 2020/100000 SHARE IN THE COMMON PTY**

 Amenities: **Bike Room, Elevator, Shared Laundry, Storage**

 Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
 Features: **Garage Door Opener, Intercom, Microwave, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 13'			x			x
Main	Dining Room	7' x 6'			x			x
Main	Kitchen	7' x 7'			x			x
Main	Foyer	8' x 4'			x			x
Main	Bedroom	10' x 11'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	588	# of Rooms: 5	# 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: Y	Dogs: N	3				Pool:
Finished Floor (Total):	588 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Unfinished Floor:	0	Allowed			6				
Grand Total:	588 sq. ft.	Basement: None			7				
					8				

 Listing Broker(s): **RE/MAX Crest Realty Westside**

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Detailed Tax Report

Property Information			
Prop Address	830 E 7TH AV UNIT# 217	Jurisdiction	CITY OF VANCOUVER
Municipality	CITY OF VANCOUVER	Neighborhood	MOUNT PLEASANT
Area	VANCOUVER EAST	SubAreaCode	VVEMP
PropertyID	002-678-632	BoardCode	V
PostalCode	V5T 4J2		

Property Tax Information			
TaxRoll Number	013646212300037	Gross Taxes	\$744.24
Tax Year	2017	Tax Amount Updated	06/02/2017
More PIDS			

002-678-632

Legal Information			
Legal Description			

PL VAS245 LT 37 LD 36

Legal FreeFormDescription			
STRATA LOT 37 DIST LOT 264A STRATA PL VR 245 AN UNDIVIDED 2020/100000 SHARE IN THE COMMON PROPERTY THEREIN PLAN VR 245 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.			

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
VAS245	37			36				

Land & Building Information			
Width		Depth	
Lot Size		Land Use	
Actual Use	STRATA-LOT RESIDENCE (CONDOMINIUM)		
Year Built	1975		
BCA Description	STRATA APARTMENT - FRAME	Zoning	RM-4 Multiple Family Dwelling
WaterConn			
BCADData Update	04/07/2017		

Supplementary Property Info			
BedRooms	1	Foundation	
Full Bath	1	Half Bath2	
Half Bath3		Stories	
Pool Flg		Carport	0
Garage S	0	Garage M	0

Actual Totals		
Land	Improvement	Actual Total
\$234,000.00	\$57,300.00	\$291,300.00

Municipal Taxable Totals				
Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$234,000.00	\$57,300.00	\$0.00	\$0.00	\$291,300.00

School Taxable Totals				
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$234,000.00	\$57,300.00	\$0.00	\$0.00	\$291,300.00

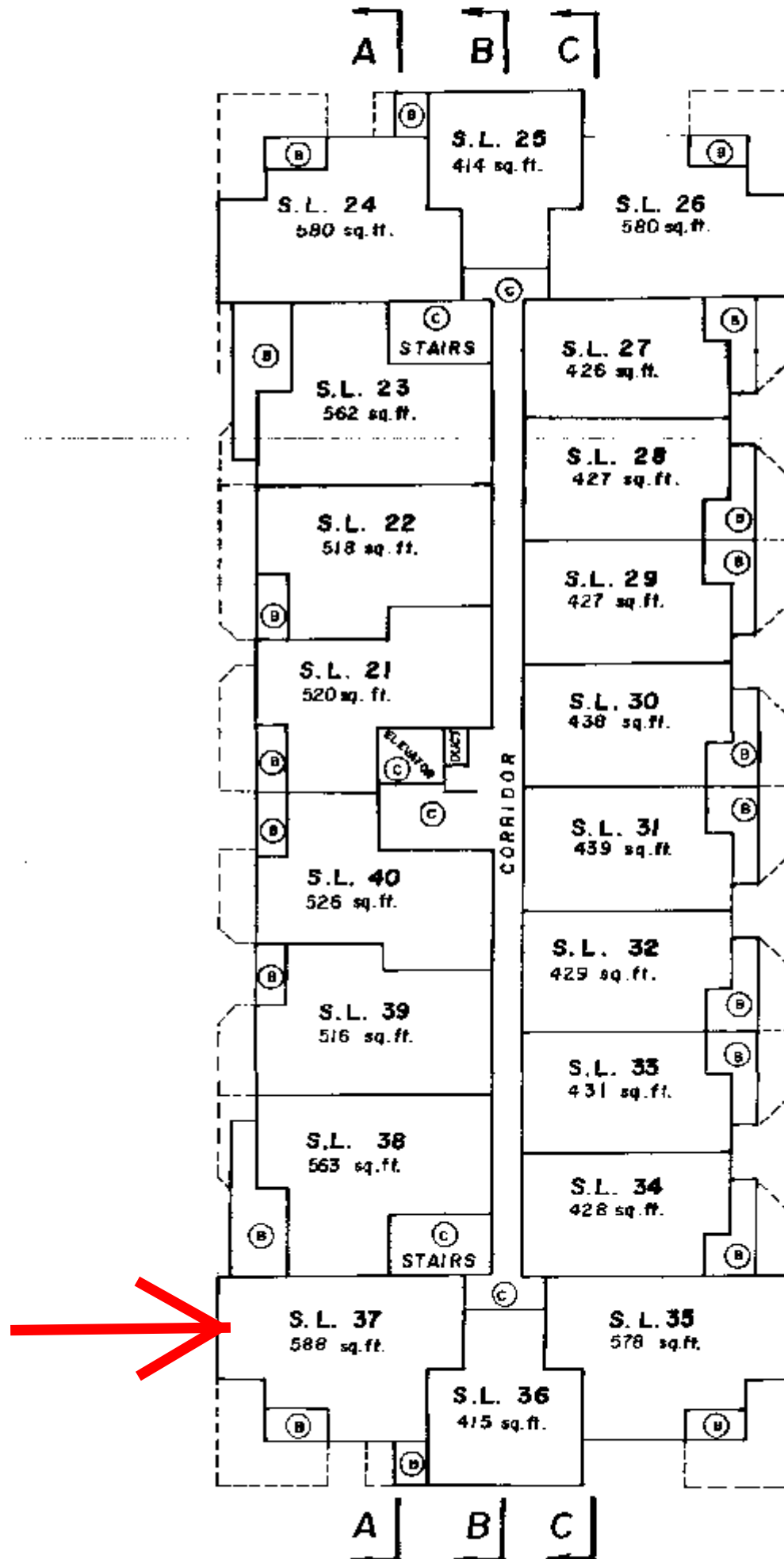
Sales History Information			
Sale Date	Sale Price	Document Num	SaleTransaction Type
12/2/1985	\$36,000.00	N92652	IMPRV SINGLE PROPERTY CASH TRANSACT
10/15/1975	\$32,000.00	C69693L	IMPRV SINGLE PROPERTY CASH TRANSACT

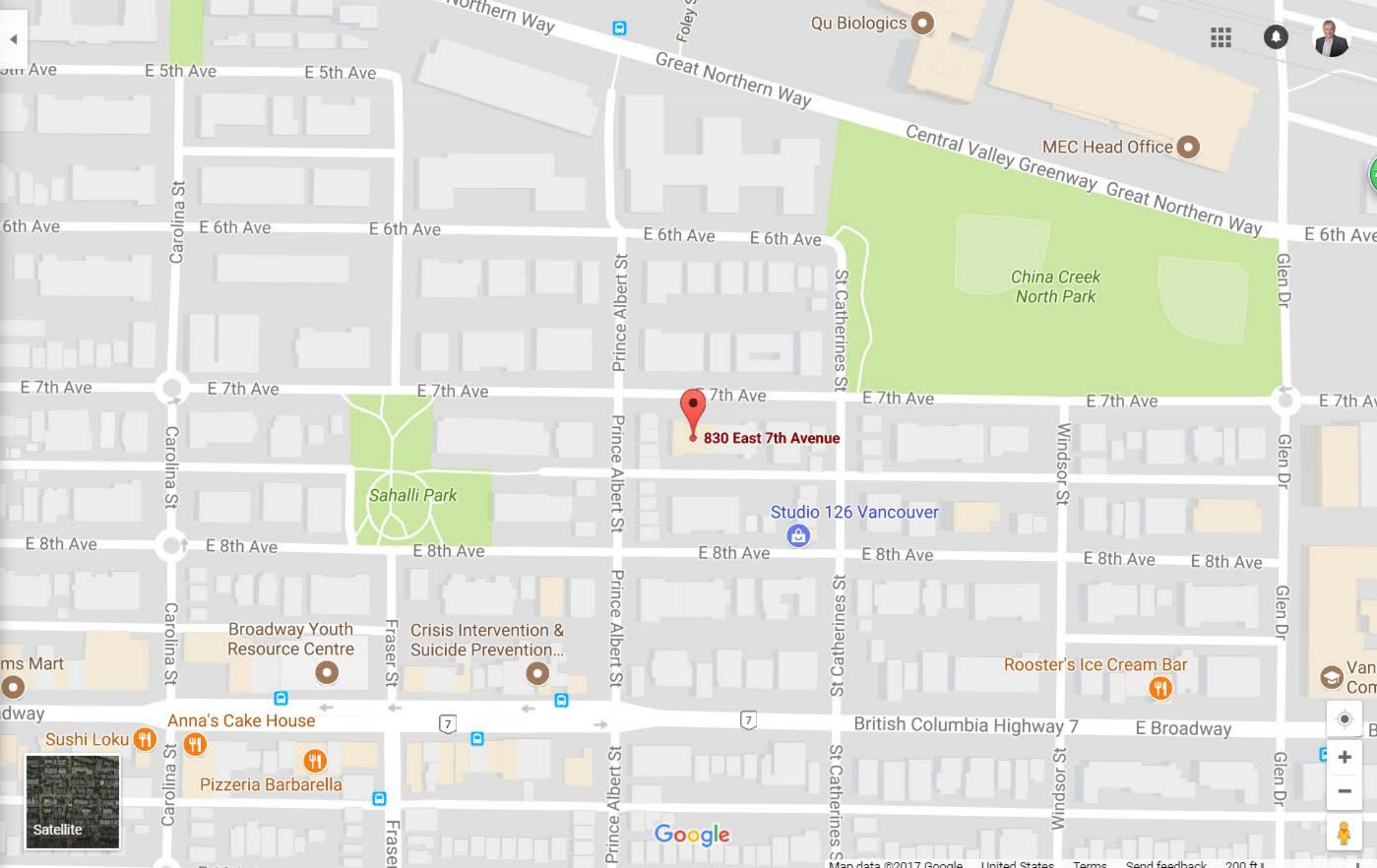


STRATA PLAN **Vr 245**

SECOND FLOOR

SCALE: 1" = 20'





830 East 7th Avenue

Sahalli Park

China Creek North Park

Studio 126 Vancouver

Broadway Youth Resource Centre

Crisis Intervention & Suicide Prevention...

Anna's Cake House

Sushi Loku

Pizzeria Barbarella

Rooster's Ice Cream Bar

British Columbia Highway 7

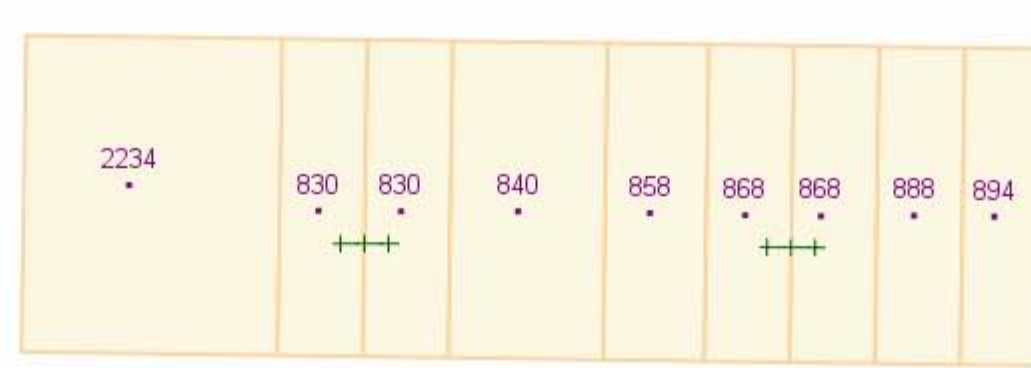
E Broadway

Google

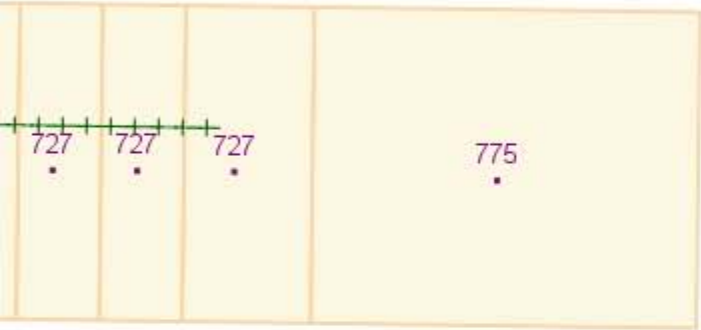
Satellite



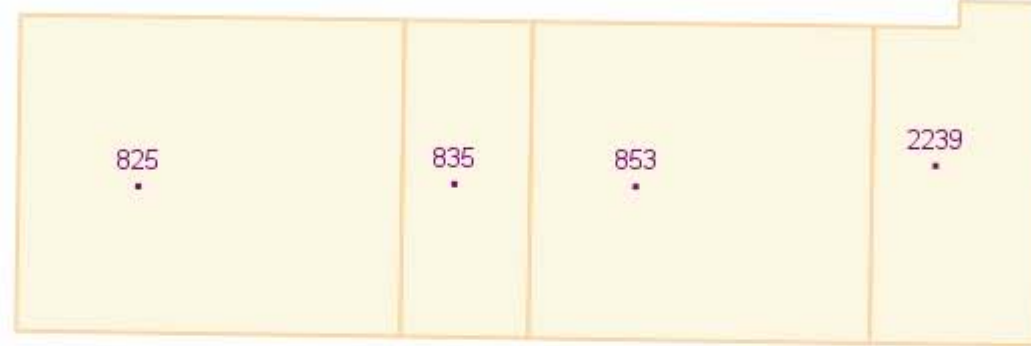
2200 Prince Albert St



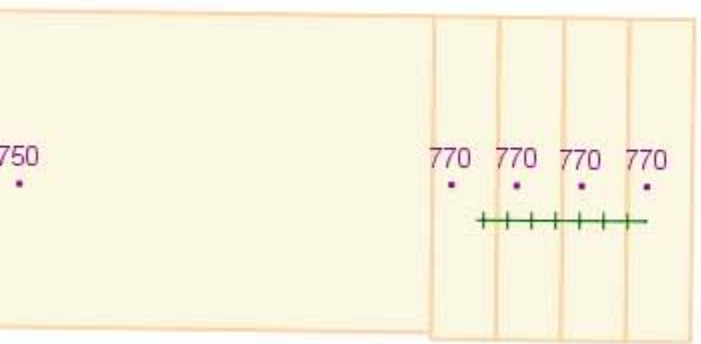
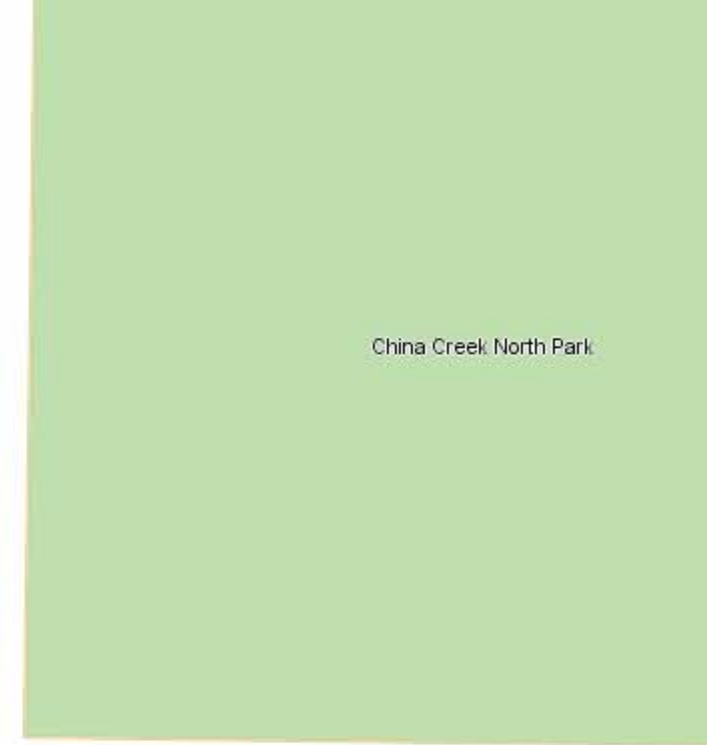
2200 St. Catherine's St



700 E 7th Av



2200 St. Catherine's St

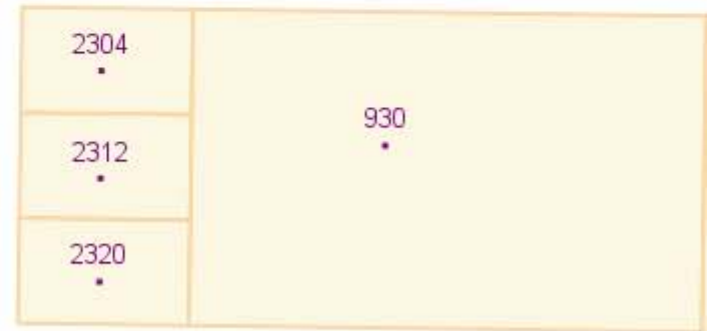


2300 Prince Albert St

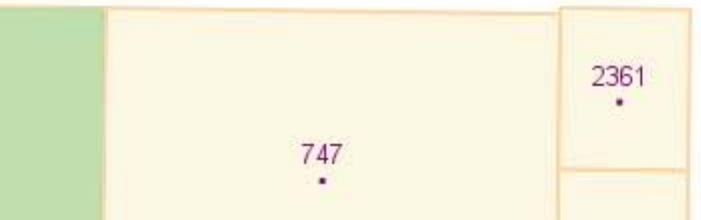


800 E 7th Av

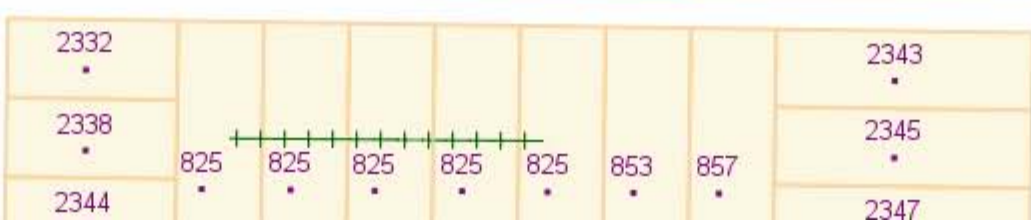
2300 St. Catherine's St



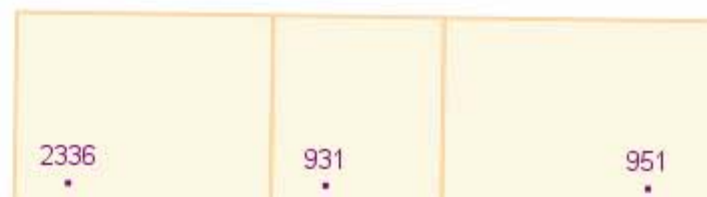
900 E 7th Av



Prince Albert St



Catherine's St





VANCOUVER WESTSIDE & DOWNTOWN SPECIALISTS



Les Twarog 604.671.7000
Sonja Pedersen 604.805.1283
www.lestwarog.com

我们将竭诚为您提供最优质的服务。请致电我们的经纪人：Jimmy Ng 778-788-0013



MAPLE RIDGE NEW HOME
11276 243A Street \$995,000

This beautiful brand new 4 bed, 4 bath north facing home features open concept living great for entertaining, spacious master with vaulted ceilings, finished basement with separate entrance & large back yard.



NORTH VANCOUVER HOME
1438 Laing \$1,799,000

Beautifully updated 1,888sf home in the heart of Capilano, North Vancouver with 2 beds up, 1 bed down, & 2 baths. Features include HW floors throughout, 2 gas fireplaces new roof, plumbing, hot water tank, drain tile fence & furnace.

Gibsons Way			
140'	173'	99'	212'
Vacant Lot	923/925/927	Gibsons Cinema	Cedars Inn
Lot F	Gibsons Way	909	Gibsons Hotel
PID	Home	Gibsons	Convention
018-118-405	Hardware	Way	Centre
39,577	921 Gibsons Way	PID	895 Gibsons Way
sq.ft.	PID 016-118-413	009-103-	PID 005-542-987
	49,200 sq.ft.	198	62,002 sq.ft.
		30,000	
		sq.ft.	
285'	300'	295'	289'

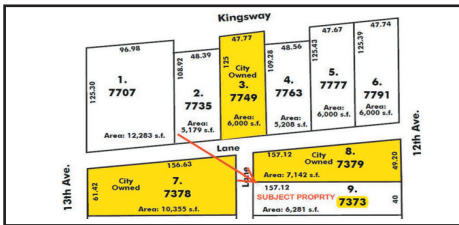
GIBSONS DEVELOPMENT SITE
895 - 909 Gibsons Way \$7,500,000

895 Gibsons Way, Cedars in Hotel and Convention Centre on a 62,000 sf lot. 909 Gibsons Way, Gibsons Cinema sits on a 30,000 sf lot. Great development opportunity, only a 7 minute drive from the Langdale ferry terminal on the Sunshine Coast.



FIRST SHAUGHNESSY
1033 Balfour Avenue \$5,990,000

5000sf home with 4 legal suits (Multiple Dwelling Licence No 16-127997) on a large 15,339 sf lot. Excellent opportunity remodel to your taste and design, change to 4 strata titles or qualify for a small infill.



BURNABY LAND ASSEMBLY
7373 12th Avenue \$1,859,000

Part of a 9 lot land assembly totalling 62,799sf (over 40,000 passing vehicles/day) Under the OCP the City of Burnaby MAY allow a change in zoning to CD which allows high density residential.



UNFORGETTABLE PIZZA BIZ
450 W. 8th Avenue \$79,000

Business for sale within one of the most busiest areas of Vancouver with lots of corporate repeat clients. This gem has short term parking right out front, a great landlord with a reasonable lease, an owner willing to train and 2 part time employees. For more information please contact realtor.

SQUAMISH 104 ACRE LAND ASSEMBLY \$16,000,000

"Paradise Trials" a unique equestrian community located in the Chekamus Valley, Squamish BC consisting of 82 serviced lots and a proposed 10 Acre horse riding centre. More info at www.6717000.com/squamish



WILLOUGHBY LAND ASSEMBLY
LANGLEY, BC - 1.5 ACRES
21427 83 Avenue \$3,199,000

1.51 Acre lot with 4200 S/F 2 level home & a huge garage/storage. Property has farm status-raising sheep and chickens. Currently zoned SR-2, ppts on west side also available for possible land assembly.



EL CERRITO - LA PAZ, MEXICO
Development Site \$4,000,000USD

71 acres located ten minutes from the DT La Paz, less than thirty minutes from the International Airport and two hours from Cabo San Lucas. Go to <http://www.6717000.com/lapaz/> for info package.