


204-1365 EAST 7TH AVE
VANCOUVER
GRANDVIEW, VE VANCOUVER EAST

1 bed | 1 bath | 502 Sqft

Active
R2382427
Board: V
Apartment/Condo

204 1365 E 7TH AVENUE
Vancouver East
Grandview Woodland
V5N 1R6

Residential Attached
\$429,000 (LP)
(SP)



Sold Date: Frontage (feet): Original Price: **\$429,000**
Meas. Type: Frontage (metres): Approx. Year Built: **1982**
Depth / Size (ft.): Bedrooms: **1** Age: **37**
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RM-4**
Flood Plain: **Yes** Full Baths: **1** Gross Taxes: **\$721.23**
Council Apprv?: Half Baths: **0** For Tax Year: **2018**
Exposure: **East** Maint. Fee: **\$302.60** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **006-374-441**
Mgmt. Co's Name: **FAIRFAX MANAGEMENT** Tour:
Mgmt. Co's Phone: **604-215-9222**
View: **Yes: TREE LINED STREET VIEW**
Complex / Subdiv: **MCLEAN GARDENS**
Services Connected: **Community, Electricity**
Sewer Type: **City/Municipal**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage; Underground**
Locker: **Y**
Dist. to Public Transit: **1/2 BLOCK** Dist. to School Bus:
Units in Development:
Title to Land: **Freehold Strata** Total Units in Strata:

Reno. Year: **2019**
R.I. Plumbing:
Metered Water:
R.I. Fireplaces:
of Fireplaces: **0**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish:

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management**
Legal: **STRATA LOT 11, PLAN VAS1105, DISTRICT LOT 264A, NEW WESTMINSTER LAND DISTRICT, UNDIV 462/12622 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT**
Amenities: **Elevator, Garden, In Suite Laundry, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	15'2 x 3'6						
Main	Kitchen	8'8 x 5'9						
Main	Dining Room	8'9 x 6'2						
Main	Living Room	12'10 x 10'2						
Main	Bedroom	12'0 x 9'0						
Main	Patio	12'0 x 5'2						
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	502	# of Rooms: 6	# 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: 1	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total):	502 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Grand Total:	502 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Oakwyn Realty Ltd.**

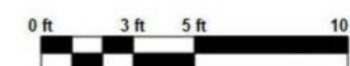
FULLY RENOVATED! This STUNNING Bright South East Facing 1 Bedroom has it all! Perfect Starter Home or INVESTMENT Property! Excellent Fixtures, Upgrades incl: Quality Laminate Flooring, S/S Samsung Appliances, Built-in Microwave, Quartz Countertops, Custom closets w/Clothes Hamper & Shoe Rack, European Stand up Glass Shower w/Chrome Faucet. Lighting & More. Wonderfully laid out 502 Sq. Ft. Living, Great size Patio & In-Suite LAUNDRY! AMAZING location: walk to "Commercial Drive", restaurants, shopping, Theaters, VCC, Parks & Skytrain & Broadway buses. Building is well maintained - Pro-active strata - new balconies(2009), new roof(2012), elevator upgrades(2014), re-piped(2016). 1 secured parking & 1 storage locker. Strata fees incl HOT Water heating, PETS/RETALS OK.OPEN SAT 2-4/SUN 2:30-4:30



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MAIN LEVEL
Floor Area: 502 Sq. Ft.



** Approx. based on interior measurements to exterior walls
** Total square footage not taken from original blueprints

**#204 – 1365 East 7th Avenue,
Vancouver, B.C.**

Totals**
Main Level: 502 sq. ft.
Deck: 60 sq. ft.

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