



Presented by:
P.A. 'Doc' Livingston PREC*

eXp Realty
Phone: 604-787-7028
http://www.homehuntersbc.com
doc@homehuntersbc.com



Active
R2533007
Board: V
Apartment/Condo

115 330 E 7TH AVENUE
Vancouver East
Mount Pleasant VE
V5T 4K5

Residential Attached
\$450,000 (LP)
(SP)



Sold Date: Frontage (feet): Original Price: **\$450,000**
Meas. Type: Frontage (metres): Approx. Year Built: **1977**
Depth / Size (ft.): Bedrooms: **1** Age: **44**
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RM4**
Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$1,382.74**
Council Apprv?: Half Baths: **0** For Tax Year: **2020**
Exposure: **South** Maint. Fee: **\$352.45** Tax Inc. Utilities?: **Yes**
If new, GST/HST inc?: P.I.D.: **002-825-813**
Mgmt. Co's Name: **Kyle Properties** Tour:
Mgmt. Co's Phone:
View: **No**
Complex / Subdiv:
Services Connected: **Community, Electricity, Water**
Sewer Type: **City/Municipal**

Style of Home: End Unit, Ground Level Unit	Total Parking: 1 Covered Parking: 1 Parking Access: Rear
Construction: Frame - Wood	Parking: Garage; Underground
Exterior: Wood	Locker: Y
Foundation: Concrete Perimeter	Dist. to School Bus: clse
Rain Screen: No	Total Units in Strata:
Renovations:	Dist. to Public Transit: clse
Water Supply: Community	Reno. Year:
Fireplace Fuel: Wood	R.I. Plumbing:
Fuel/Heating: Electric	Metered Water:
Outdoor Area: Patio(s)	R.I. Fireplaces:
Type of Roof: Other	# of Fireplaces: 1
	Property Disc.: No
	Fixtures Leased: :
	Fixtures Rmvd: :
	Floor Finish: Mixed

Maint Fee Inc: **Hot Water, Management**
Legal: **STRATA LOT 7, PLAN VAS408, DISTRICT LOT 200A, NEW WESTMINSTER LAND DISTRICT, UNDIV 180/10000 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, Shared Laundry, Storage**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	0' x 0'			x			x
Main	Living Room	0' x 0'			x			x
Main	Master Bedroom	0' x 0'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 657	# of Rooms: 3	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Craw/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): 657 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/ Rest., Rentals Allwd w/ Restrctns			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 657 sq. ft.				7				
				8				

Listing Broker(s): **RE/MAX Select Properties**

Prime location, garden suite with huge potential. Bring your imagination. Pictures not available. Bonus huge fully fenced private south exposed patio. One parking and locker included. Central location steps to multiple shops, restaurants, cafes + breweries. Guelph (Dude Chilling) Park + farmer's market. Multiple Skytrain/transit connections to DT/YVR/UBC.