



Presented by:  
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**Active**  
**R2693553**

Board: V  
 Apartment/Condo

## 404 2133 DUNDAS STREET

Vancouver East  
 Hastings  
 V5L 1J7

Residential Attached

**\$525,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$525,000</b>
Meas. Type:	Bedrooms: <b>1</b>	Approx. Year Built: <b>1993</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>29</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>RM-3A</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,113.48</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2021</b>
Flood Plain:	P.I.D.: <b>018-244-289</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>No</b>		Tour:
Complex / Subdiv: <b>HARBOURGATE</b>		
First Nation Reserve:		
Services Connctd: <b>Community, Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **1 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Baseboard**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Torch-On**

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

Total Parking: **1** Covered Parking: **1** Parking Access:  
 Parking: **Garage Underbuilding**  
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Mixed**

Legal: **STRATA LOT 34 DISTRICT LOT 184 STRATA PLAN LMS858 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**

Amenities: **Bike Room, Elevator, In Suite Laundry**

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

Finished Floor (Main): <b>651</b>	Units in Development:	Tot Units in Strata:	Locker: <b>No</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>ATIRA</b>	Mgmt. Co's #: <b>604-535-8080</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$333.68</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Gardening, Gas, Recreation Facility</b>		
Finished Floor (Total): <b>651 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>651 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>		
Suite: <b>None</b>	Restricted Age:	# of Pets:	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Basement: <b>None</b>	# or % of Rentals Allowed: <b>1#</b>		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		
# of Levels: <b>1</b>			
# of Rooms: <b>5</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	10'0 x 13'0				1	Main	4	No
Main	Kitchen	6'6 x 9'6				2			No
Main	Master Bedroom	9'10 x 10'4				3			No
Main	Den	7'8 x 10'10				4			No
Main	Steam Room	4' x 6'				5			No
						6			No
						7			No
						8			No

Listing Broker(s): **Homelife Benchmark Realty Corp. (White Rock)** **Homelife Benchmark Realty Corp. (White Rock)**

**HARBOURGATE, In the heart of East Village on the quiet side of the building. Well maintained, newly rain screened with updated modern exterior siding and new windows. Bike Room storage, and roof top deck. Located near restaurants, shops, parks, brewery district, bike paths and only minutes to downtown Vancouver. No age restrictions, only 1 rental (maxed out) and 1 dog or cat less than 22lbs. COURT ORDERED SALE AS IS WHERE IS.**



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**Active**  
**R2704038**

Board: V  
 Apartment/Condo

## 206 1723 FRANCES STREET

Vancouver East  
 Hastings  
 V5L 1Z5

Residential Attached

**\$619,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$619,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>1</b>	Approx. Year Built: <b>1993</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>29</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>RM-4N</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,338.31</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2021</b>
Flood Plain:	P.I.D.: <b>018-010-920</b>	Tax Inc. Utilities?:
View: <b>No :</b>		Tour:
Complex / Subdiv: <b>Shailmar Gardens</b>		
First Nation Reserve:		
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: **Ground Level Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Electric, Natural Gas**  
 Outdoor Area: **Balcony(s), Patio(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
 Parking: **Garage; Underground**  
 Dist. to Public Transit: **1/2 Blk** Dist. to School Bus:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **: No**  
 Floor Finish:

Legal: **STRATA LOT 11, PLAN LMS659, DISTRICT LOT 183, 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 1**

Amenities: **Elevator, In Suite Laundry, Recreation Center**

Site Influences: **Central Location**  
 Features:

Finished Floor (Main): **646**  
 Finished Floor (Above): **0**  
 Finished Floor (AbvMain2): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **646 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **646 sq. ft.**

Units in Development: **27**  
 Exposure:  
 Mgmt. Co's Name: **Assertive Northwest**  
 Maint Fee: **\$412.16**  
 Maint Fee Includes: **Garbage Pickup, Gas, Hot Water, Management**

Tot Units in Strata: Locker: **No**  
 Storeys in Building: **4**  
 Mgmt. Co's #: **604-253-5566**  
 Council/Park Apprv?:

Suite:  
 Basement: **None**  
 Crawl/Bsmt. Ht: # of Levels: **1**  
 # of Kitchens: **1** # of Rooms: **4**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Not Allowed**  
 Restricted Age: # of Pets: **1** 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	Living Room	12' x 12'6"			x	1	Main	4	No
Main	Kitchen	6'7' x 7'6"			x	2			
Main	Bedroom	11' x 12'			x	3			
Main	Living Room	11' x 12'			x	4			
		x			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

**Unbeatable location just steps from Commercial Drive. Shalimar Gardens is a proactive Strata and a nice community to be a part of. This 1 bedroom features a private entrance with the bonus of a balcony and ground level patio. No rentals. Pets allowed**