



Presented by:
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Active
R2144871
 Board: V
 Apartment/Condo

1701 5288 MELBOURNE STREET

Vancouver East
 Collingwood VE
 V5R 6E6

Residential Attached

\$292,900 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$292,900**
 Meas. Type: Frontage (metres): Approx. Year Built: **1998**
 Depth / Size (ft.): Bedrooms: **1** Age: **19**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **CD-1**
 Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$651.81**
 Approval Req?: Half Baths: **0** For Tax Year: **2016**
 Exposure: **East** Maint. Fee: **\$172.85** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **024-222-798**
 Mgmt. Co's Name: **DWELL PROPERTY MGMT** Tour:
 Mgmt. Co's Phone: **604-821-2999**
 View: **Yes: CITY & NORTH SHORE MOUNTAINS**
 Complex / Subdiv: **EMERALD PARK PLACE**
 Services Connected: **Community, Electricity, Sanitary Sewer, Storm Sewer, Water**

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Underground**
 Locker: **Y**
 Dist. to Public Transit: **2 BLKS**
 Units in Development: **246**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **:**
 Fixtures Rmvd: **:**
 Floor Finish: **Laminate**

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal**
 Legal: **PL LMS3434 LT 182 DL 36 LD 36**

Amenities: **Bike Room, Elevator, Exercise Centre, In Suite Laundry, Playground, Storage**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'9 x 6'7			x			x
Main	Living Room	12'5 x 10'1			x			x
Main	Bedroom	7'0 x 7'0			x			x
Main	Foyer	7'9 x 3'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	429	# of Rooms: 4	# 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: 1	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	429 sq. ft.	# or % of Rentals Allowed: 13			4				Garage Sz:
		Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Unfinished Floor:	0	Allwd w/Restrctns			6				
Grand Total:	429 sq. ft.	Basement: None			7				
					8				

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

RE/MAX Select Properties

Amazing opportunity to get into the Vancouver market. Well laid out, one bedroom unit with views of the mountains and city, complete with your own Juliet balcony. Large double-glazed, aluminum framed windows, one locker, one parking spot, bike storage and gym to name the amenities. Central Collingwood location steps to transit including buses, and the Joyce skytrain, shopping, restaurants, parks, tennis, and the Collingwood Community Centre. One pet is allowed dog/cat and rentals are allowed with restrictions. Amazing panoramic views of the city and mountains!