

Active
R2580086
 Board: V, Attached
 Apartment/Condo

603 384 E 1ST AVENUE

Vancouver East
 Strathcona
 V5T 0G5

\$599,000 (LP)
 (SP)



DOM: **3** List Date: **5/12/2021** Expiry Date: **7/30/2021**
 Prev. Price: **\$0** Original Price: **\$599,000** Sold Date:
 Meas. Type: Frontage (feet): Approx. Year Built: **2016**
 Depth/Size: Frontage (metres): Age: **5**
 Sq. Footage: **0.00** Bedrooms: **1** Zoning: **IC-3**
 Flood Plain: Bathrooms: **1** Gross Taxes: **\$1,682.00**
 Exposure: Full Baths: **1** For Tax Year: **2020**
 If new, GST/HST inc?: Half Baths: **0** Tax Inc. Utilities?:
 P.I.D.: **029-921-503** Council Apprv?: Maint. Fee: **\$250.00**
 View: **Yes: Mountain Views** Tour:
 Mgmt. Co's Name: Mgmt. Co #:
 Complex / Subdiv: **Canvas**
 Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type:

Style of Home: **1 Storey**
 Construction: **Frame - Wood**
 Exterior: **Aluminum, Concrete, Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Hot Water**
 Outdoor Area: **Balcony(s), Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Other**

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage; Underground** Locker: **Yes**
 Dist. to Public Transit: Dist. to School Bus:
 Units in Development: **209** Total Units in Strata:
 Title to Land: **Freehold Strata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes:**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish:

Maint Fee Inc: **Caretaker, Garbage Pickup, Heat, Hot Water, Management**
 Legal: **STRATA LOT 94, BLOCK 4, PLAN EPS3641, DISTRICT LOT 200A, GROUP 1, 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 V**
 Amenities: **Elevator, Exercise Centre, In Suite Laundry, Storage, Workshop Attached**
 Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	9'7 x 9'0			x			x
Main	Living Room	9'6 x 14'7			x			x
Main	Kitchen	5'6 x 14'3			x			x
Main	Bedroom	12'4 x 8'6			x			x
Main	Foyer	5'0 x 5'8			x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 621	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath: 1	Floor: Main	# of Pieces: 4	Ensuite?: No	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			2				Barn:
Finished Floor (Below): 0	Restricted Age:			3				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	4				Pool:
Finished Floor (Total): 621 sq. ft.	# or % of Rentals Allowed:			5				Garage Sz:
Unfinished Floor: 0	Bylaws: Pets Allowed, Rentals Allowed			6				Grg Door Ht:
Grand Total: 621 sq. ft.	Basement: None			7				
				8				

List Broker 1: **Oakwyn Realty Ltd. - Office: 604-620-6788** List Broker 2: **Oakwyn Realty Ltd. - Office: 604-620-6788**
 List Broker 3:
 List Desig Agt 1: **Pete Shpak PREC* - Phone: 604-220-7490** **pete@leeandpete.com** Appointments: **Phone L.R. First**
 List Desig Agt 2: **Lee Bryant PREC* - Phone: 604-220-5498** 3: Call: **Text Kristin**
 Sell Broker 1: Phone: **604-729-5646**
 Sell Sales Rep 1: 2: 3:
 Owner: **HAILEY JENNY DEVITT**
 Commission: **3.25% FIRST \$100K / 1.1625% - BALANCE**
 Occupancy: **Vacant**

Realtor Remarks: **Measurements are approx. Buyer to verify. Please incl. Team Discl. in all offers. Covid guidelines apply. Photos are virtually staged. easy to show.**

Fantastic 1 bedroom unit at Canvas, located on the quiet side of the building. Functional open concept floorplan with elegant flooring, expansive windows flooding the room in sun light and sunny balcony overlooking the peaceful gated courtyard, perfect to relax after work. Fully equipped kitchen with dual tone cabinetry and SS appliances, bedroom with sleek sliders and contemporary bathroom with deep soaker tub. Enjoy amenities including gym, workshop & community gardens in this 2016 built complex still under warranty. Secure parking & storage! Grab a beer at Red Truck brewery or stroll down to the Olympic Village, Main Street or hop on the SkyTrain to head downtown. Easy to show!