



NEIGHBORHOOD HIGHLIGHTS

Elementary School

Crosstown Elementary

High School

King George Secondary

French Immersion

General Gordon Elementary

Kitsilano Secondary

307-989 NELSON STREET

2 BED, 2 BATH, 815 SQ. FT.

Become a part of Vancouver's history by owning at the Electra! Measured at 815sf and with separated bedrooms, this condo is an ideal 2 bedroom layout. The south and west exposures provide for lots of natural light, while the ins-u-ite air-conditioning ensures the perfect climate! Updated kitchen, bathrooms and floors mean this unit is move-in ready and the building fully allows rentals – giving you the flexibility to move in or rent it out from day 1. Boasting 3 high-speed elevators as well a guest suite, theatre room, party room and a gym, this building provides everything you may want. This unit also comes with an extra large private storage room on the same floor as this unit.

WALK SCORE: 98

TRANSIT SCORE: 100

\$699,000

Keith Roy, PREC*

Taryn Lees

Greg Dent

Greg Andruff, PREC*

Sarah Hopkins

Keith Roy
AND ASSOCIATES

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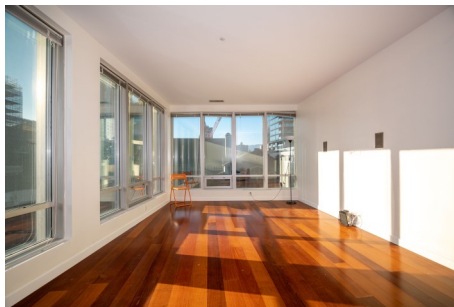
RE/MAX

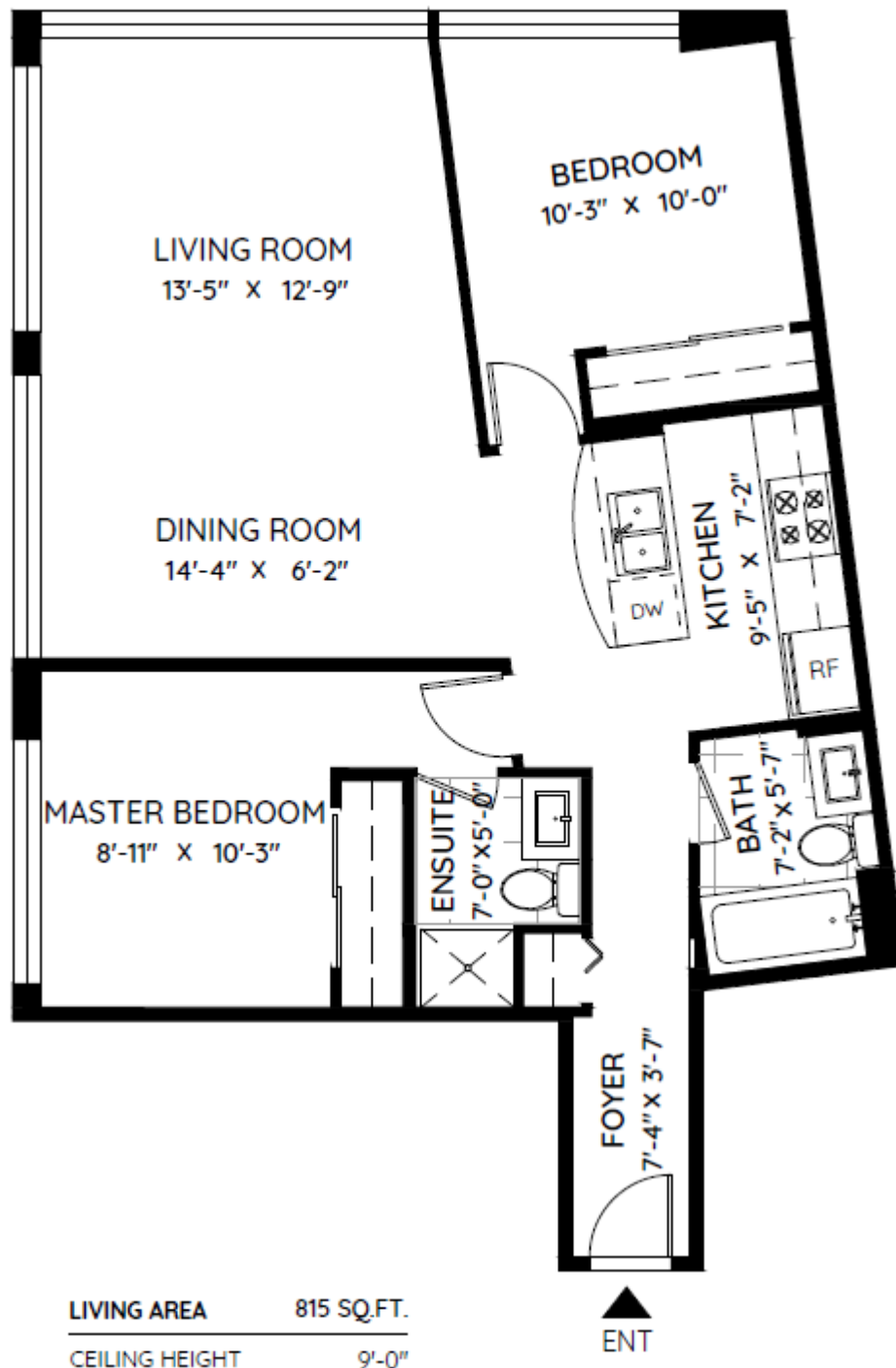
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*Personal Real Estate Corporation

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View additional photos and 3D Tour at www.KeithRoy.com





The floor plan and the measurements are approximate and are to be used for advertising usage only.
Not suitable for architectural or construction. E&O Insured



Presented by:
Keith Roy PREC*

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Active
R2527877
Board: V
Apartment/Condo

307 989 NELSON STREET

Vancouver West
Downtown VW
V6Z 2S1

Residential Attached

\$699,000 (LP)

(SP) **M**



Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?:
Exposure: **South, West**
If new, GST/HST inc?:
Mgmt. Co's Name: **Urban Properties Ltd**
Mgmt. Co's Phone: **604-681-4177**
View: **No :**
Complex / Subdiv: **ELECTRA**
Services Connected: **Community, Electricity, Water**
Sewer Type:

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **\$605.52**

Original Price: **\$699,000**
Approx. Year Built: **1995**
Age: **26**
Zoning: **CD-1**
Gross Taxes: **\$2,109.41**
For Tax Year: **2020**
Tax Inc. Utilities?: **No**
P.I.D.: **019-177-160**
Tour: **Virtual Tour URL**

Style of Home: **Corner Unit, Inside Unit**
Construction: **Concrete**
Exterior: **Concrete, Glass**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
Water Supply: **City/Municipal**
Fireplace Fuel: **None**
Fuel/Heating: **Forced Air**
Outdoor Area: **None**
Type of Roof: **Torch-On**

Reno. Year:
R.I. Plumbing:

Metered Water:
R.I. Fireplaces:
of Fireplaces: **0**

Total Parking: **0** Covered Parking: **0** Parking Access:
Parking: **None**
Locker: **Y**
Dist. to Public Transit: **CLOSE**
Units in Development: **242**
Total Units in Strata: **242**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Tile**

Maint Fee Inc: **Garbage Pickup, Hot Water, Management, Recreation Facility**
Legal: **STRATA LOT 4, PLAN LMS1866, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER LAND DISTRICT, UNDIV 751/234700 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE**
Amenities: **Air Cond./Central, Club House, Exercise Centre, Guest Suite, Recreation Center, Shared Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'4 x 3'7			x			x
Main	Kitchen	9'5 x 7'2			x			x
Main	Dining Room	14'4 x 6'2			x			x
Main	Living Room	13'5 x 12'9			x			x
Main	Master Bedroom	8'11 x 10'3			x			x
Main	Bedroom	10'3 x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 815	# of Rooms: 6	# 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	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: Cats: No Dogs: No			3				Pool:
Finished Floor (Total): 815 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Not Allowed, Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 815 sq. ft.	Basement: None			7				
				8				

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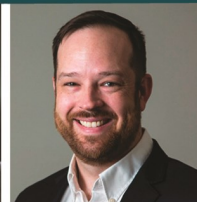
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