



**NEIGHBORHOOD HIGHLIGHTS**

Elementary School

Mount Pleasant Elementary

High School

Vancouver Technical Secondary

French Immersion

Laura Secord Elementary

Vancouver Technical Secondary

# 308-808 EAST 8th AVE.

1 BED, 1 BATH, 610 SQ. FT.

FIRST TIME BUYER/INVESTOR ALERT! Nicely renovated 1 bed, 1 bath open concept, south-facing unit in the vibrant Mount Pleasant area. Well maintained building with a proactive strata: upgrades include roof replacement (2011) & re-plumbing (2020), elevator replacement & more. Washer/dryer can be added with permission - shared laundry in the building. Pets allowed with restrictions and rentals allowed. Walking distance to transit, shops, community centre, VCC & Emily Carr campus, entertainment, great dining, and much more.

**WALK SCORE:** 81

**TRANSIT SCORE:** 86

**\$475,000**

Keith Roy, PREC\*

Taryn Lees

Greg Dent

Greg Andruff, PREC\*

Sarah Hopkins

**Keith Roy**  
AND ASSOCIATES

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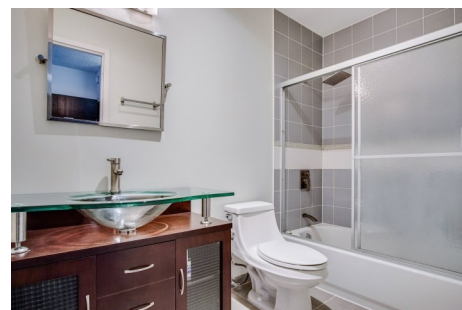
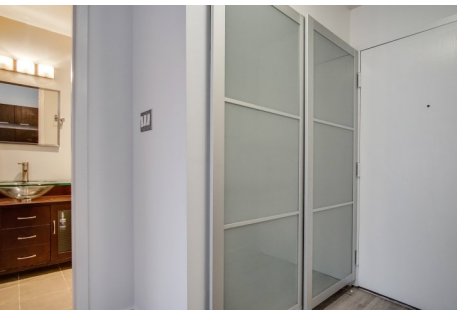
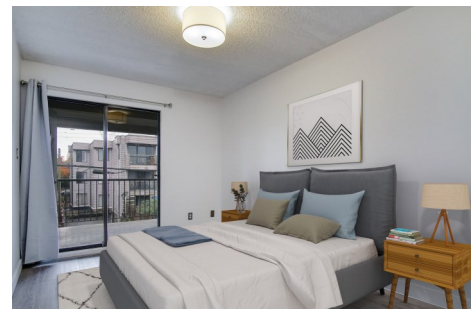
**RE/MAX**

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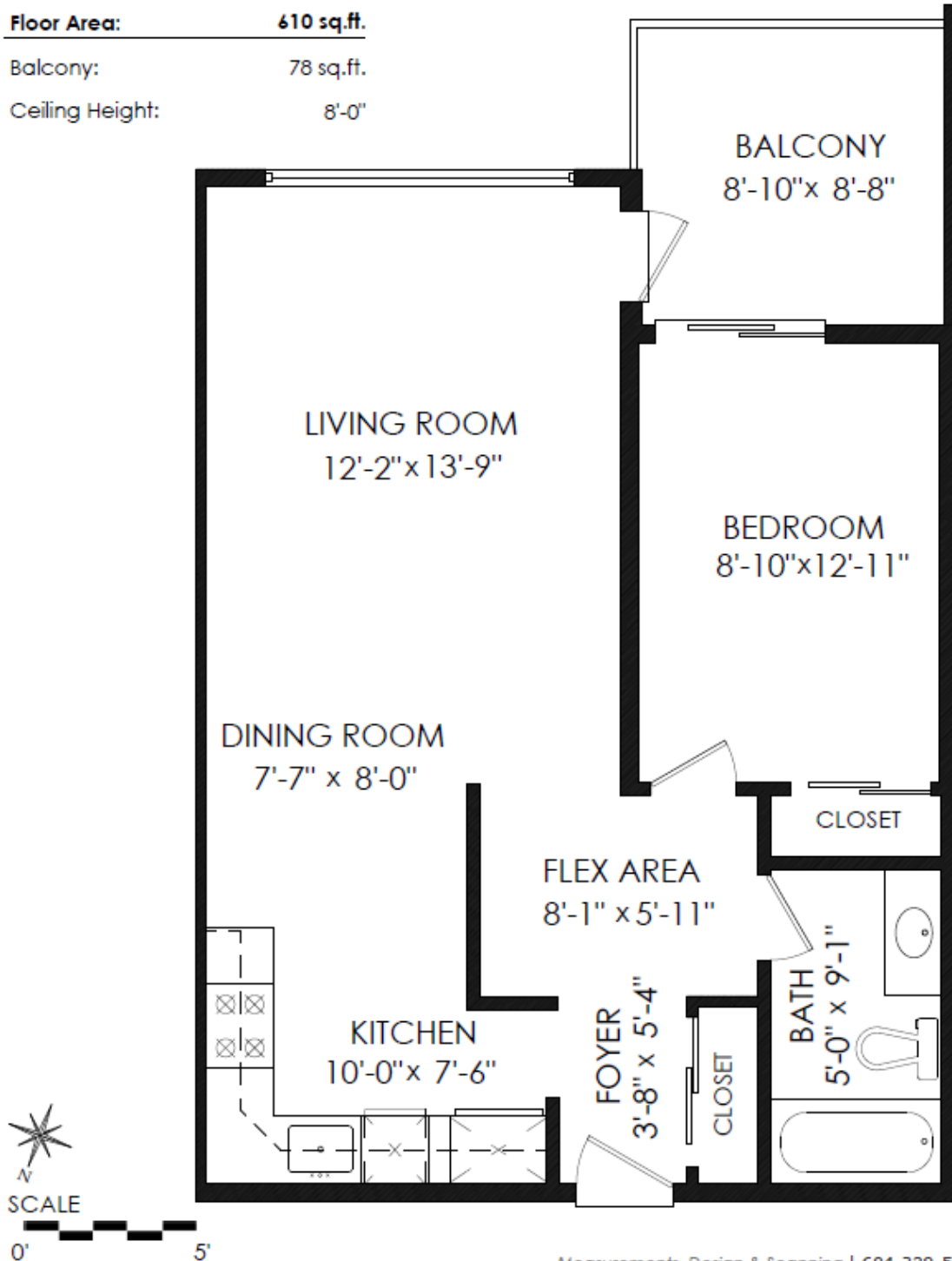
\*Personal Real Estate Corporation

# 308-808 EAST 8th AVENUE

View additional photos & 3D Tour at [www.KeithRoy.com](http://www.KeithRoy.com)



Floor Area: 610 sq.ft.  
Balcony: 78 sq.ft.  
Ceiling Height: 8'-0"





Presented by:  
**Keith Roy PREC\***

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**Active**  
**R2515725**  
Board: V  
Apartment/Condo

**308 808 E 8TH AVENUE**

Vancouver East  
Mount Pleasant VE  
V5T 1T5

Residential Attached

**\$475,000 (LP)**

(SP) **M**



|  |                             |                                  |
|--|-----------------------------|----------------------------------|
| Sold Date:   | Frontage (feet):            | Original Price: <b>\$475,000</b> |
| Meas. Type: <b>Feet</b>  | Frontage (metres):          | Approx. Year Built: <b>1978</b>  |
| Depth / Size (ft.):  | Bedrooms: <b>1</b>          | Age: <b>42</b>                   |
| Lot Area (sq.ft.): <b>0.00</b>   | Bathrooms: <b>1</b>         | Zoning: <b>RM-4</b>              |
| Flood Plain:   | Full Baths: <b>1</b>        | Gross Taxes: <b>\$1,263.90</b>   |
| Council Apprv?:  | Half Baths: <b>0</b>        | For Tax Year: <b>2020</b>        |
| Exposure: <b>South</b>   | Maint. Fee: <b>\$262.90</b> | Tax Inc. Utilities?:             |
| If new, GST/HST inc?:  |                             | P.I.D.: <b>012-027-201</b>       |
| Mgmt. Co's Name: <b>R Jang &amp; Associates</b>                            |                             | Tour: <b>Virtual Tour URL</b>    |
| Mgmt. Co's Phone: <b>604-738-1010</b>                                      |                             |                                  |
| View: <b>No :</b>  |                             |                                  |
| Complex / Subdiv: <b>Prince Albert Court</b>                               |                             |                                  |
| Services Connected: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b> |                             |                                  |
| Sewer Type: <b>City/Municipal</b>  |                             |                                  |

|  |                                     |                                       |                                   |
|--|-------------------------------------|---------------------------------------|-----------------------------------|
| Style of Home: <b>1 Storey</b>                 | Total Parking: <b>1</b>             | Covered Parking: <b>1</b>             | Parking Access: <b>Front</b>      |
| Construction: <b>Frame - Wood</b>              | Parking: <b>Garage; Underground</b> |                                       | Locker: <b>Y</b>                  |
| Exterior: <b>Mixed</b>                         |                                     |                                       | Dist. to School Bus: <b>Close</b> |
| Foundation: <b>Concrete Perimeter</b>          | Reno. Year: <b>2020</b>             | Dist. to Public Transit: <b>Close</b> | Total Units in Strata: <b>48</b>  |
| Rain Screen: <b>No</b>                         | R.I. Plumbing:                      | Units in Development: <b>48</b>       |                                   |
| Renovations: <b>Partly</b>                     | Metered Water:                      | Title to Land: <b>Freehold Strata</b> |                                   |
| Water Supply: <b>City/Municipal</b>            | R.I. Fireplaces:                    | Property Disc.: <b>Yes</b>            |                                   |
| Fireplace Fuel:                                | # of Fireplaces: <b>0</b>           | Fixtures Leased: <b>No :</b>          |                                   |
| Fuel/Heating: <b>Baseboard, Electric</b>       |                                     | Fixtures Rmvd: <b>No :</b>            |                                   |
| Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b> |                                     | Floor Finish: <b>Laminate</b>         |                                   |
| Type of Roof: <b>Torch-On</b>                  |                                     |                                       |                                   |

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management**  
Legal: **STRATA LOT 40, PLAN VAS2265, DISTRICT LOT 264A, 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 OR V, AS APPROPRIATE**

Amenities: **Elevator**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **Dishwasher, Drapes/Window Coverings, Microwave, Refrigerator, Stove**

| Floor | Type        | Dimensions   | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-------------|--------------|-------|------|------------|-------|------|------------|
| Main  | Foyer       | 3'8 x 5'4    |       |      | x          |       |      | x          |
| Main  | Flex Room   | 8'1 x 5'11   |       |      | x          |       |      | x          |
| Main  | Kitchen     | 10'0 x 7'6   |       |      | x          |       |      | x          |
| Main  | Dining Room | 7'7 x 8'0    |       |      | x          |       |      | x          |
| Main  | Living Room | 12'2 x 13'9  |       |      | x          |       |      | x          |
| Main  | Bedroom     | 8'10 x 12'11 |       |      | x          |       |      | x          |
|       |             | x            |       |      | x          |       |      | x          |
|       |             | x            |       |      | x          |       |      | x          |
|       |             | x            |       |      | x          |       |      | x          |
|       |             | x            |       |      | x          |       |      | x          |

|                            |                    |  |                         |                       |      |             |             |           |                |
|----------------------------|--------------------|--|-------------------------|-----------------------|------|-------------|-------------|-----------|----------------|
| Finished Floor (Main):     | <b>610</b>         | # of Rooms: <b>6</b>                                 | # of Kitchens: <b>1</b> | # of Levels: <b>1</b> | Bath | Floor       | # of Pieces | Ensuite?  | Outbuildings   |
| Finished Floor (Above):    | <b>0</b>           | Crawl/Bsmt. Height:                                  |                         |                       | 1    | <b>Main</b> | <b>4</b>    | <b>No</b> | Barn:          |
| Finished Floor (Below):    | <b>0</b>           | Restricted Age:                                      |                         |                       | 2    |             |             |           | Workshop/Shed: |
| Finished Floor (Basement): | <b>0</b>           | # of Pets: <b>1</b>                                  | Cats: <b>Yes</b>        | Dogs: <b>Yes</b>      | 3    |             |             |           | Pool:          |
| Finished Floor (Total):    | <b>610 sq. ft.</b> | # or % of Rentals Allowed:                           |                         |                       | 4    |             |             |           | Garage Sz:     |
|                            |                    | Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b> |                         |                       | 5    |             |             |           | Grg Dr Ht:     |
| Unfinished Floor:          | <b>0</b>           |  |                         |                       | 6    |             |             |           |                |
| Grand Total:               | <b>610 sq. ft.</b> | Basement: <b>None</b>                                |                         |                       | 7    |             |             |           |                |
|                            |                    |  |                         |                       | 8    |             |             |           |                |

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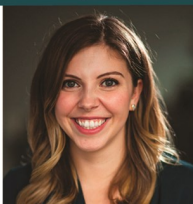
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