



NEIGHBORHOOD HIGHLIGHTS

Elementary School

Bayview Elementary

High School

Kitsilano Secondary

French Immersion

General Gordon Elementary

Kitsilano Secondary

307-2525 BLENHEIM STREET

1 BED, 1 BATH, 781 SQ. FT.

Charming and bright 1 bed and den, 1 bath well-maintained unit on the north side of The Mack. Located in Kitsilano steps away from beaches, parks, cafes, shops and all the area has to offer. This unit is a must see. Features include in-suite laundry, double-sided fireplace into living room & bedroom, and a balcony. 1 parking & 1 storage. 2 pets allowed.

WALK SCORE: 90

TRANSIT SCORE: 73

\$599,000

Keith Roy, PREC*

Taryn Lees

Greg Dent

Greg Andruff, PREC*

Sarah Hopkins

Keith Roy
AND ASSOCIATES

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RE/MAX

This communication is not intended to cause or induce breach of an existing agency agreement. RE/MAX Select Realty.

*Personal Real Estate Corporation

307-2525 BLENHEIM STREET

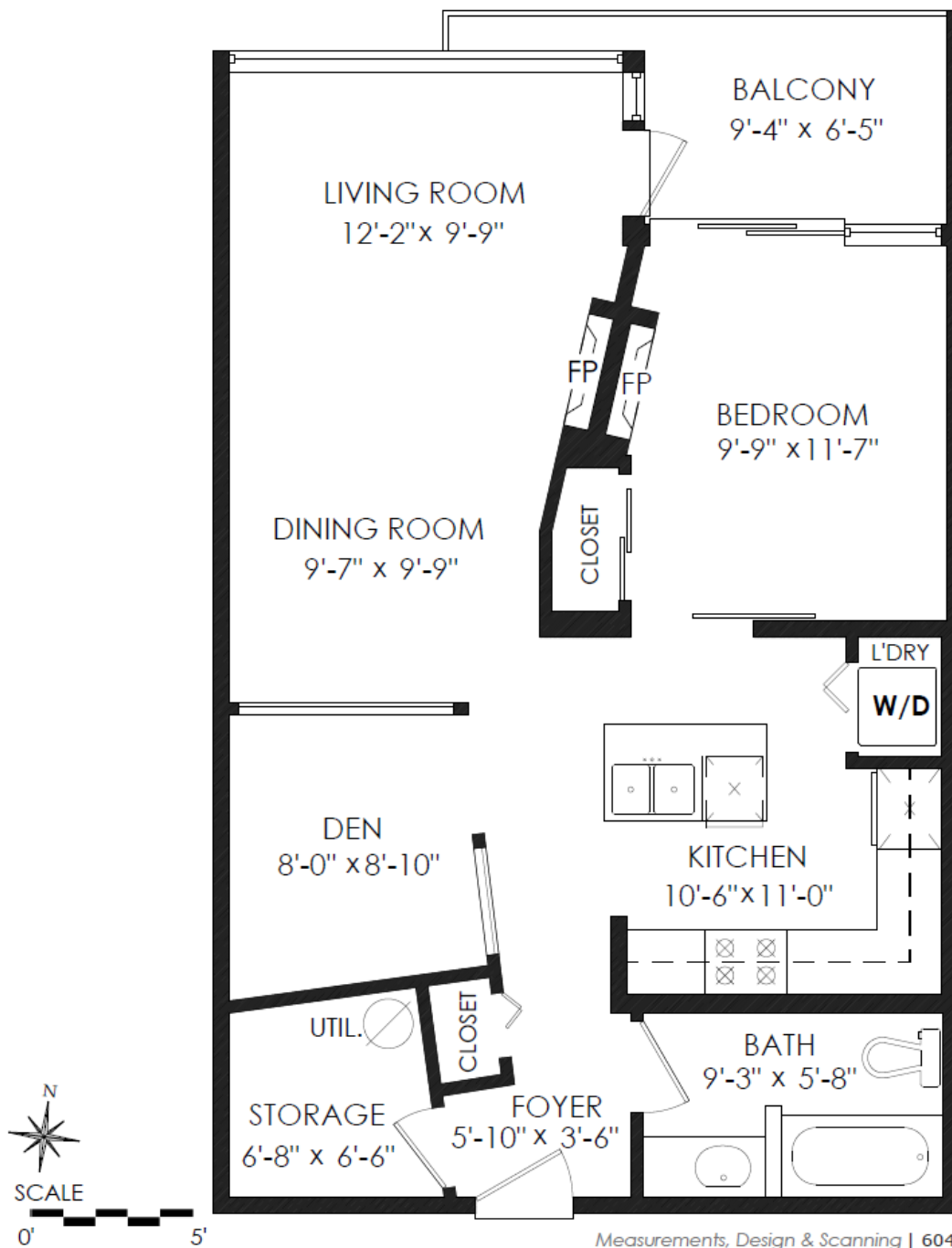
View additional photos and 3D Tour at www.KeithRoy.com



Floor Area: 781 sq.ft.

Balcony: 67 sq.ft.

Ceiling Height: 7'-11"



Measurements, Design & Scanning | 604-329-5788

E&O reserved. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance. www.PixlWorks.com





Presented by:
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Active
R2517889
 Board: V
 Apartment/Condo

307 2525 BLENHEIM STREET
 Vancouver West
 Kitsilano
 V6K 4W6

Residential Attached
\$599,000 (LP)
 (SP) **M**



Sold Date:	Frontage (feet):	Original Price: \$599,000
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 2005
Depth / Size (ft.):	Bedrooms: 1	Age: 15
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: C-2C1
Flood Plain:	Full Baths: 1	Gross Taxes: \$1,547.68
Council Apprv?:	Half Baths: 0	For Tax Year: 2020
Exposure:	Maint. Fee: \$271.56	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 026-407-345
Mgmt. Co's Name: PACIFIC QUORUM		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-685-3828		
View: No :		
Complex / Subdiv: THE MACK		
Services Connected: Community, Electricity, Water		
Sewer Type:		

Style of Home: Inside Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Lane
Construction: Frame - Wood	Parking: Garage; Underground		
Exterior: Brick, Glass, Other			Locker: Y
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: CLOSE	Dist. to School Bus: CLOSE
Rain Screen: Full	R.I. Plumbing:	Units in Development: 37	Total Units in Strata: 37
Renovations:	Metered Water:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	R.I. Fireplaces:	Property Disc.: Yes	
Fireplace Fuel: Electric	# of Fireplaces: 1	Fixtures Leased: No :	
Fuel/Heating: Baseboard, Electric		Fixtures Rmvd: No :	
Outdoor Area: Balcny(s) Patio(s) Dck(s)		Floor Finish: Hardwood	
Type of Roof: Torch-On			

Maint Fee Inc: **Garbage Pickup, Gardening, Management**
 Legal: **STRATA LOT 22, PLAN BCS1484, DISTRICT LOT 540, 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 1 OR V, AS**
 Amenities: **Bike Room, Elevator, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'10 x 3'6			x			x
Main	Kitchen	10'6 x 11'0			x			x
Main	Dining Room	9'7 x 9'9			x			x
Main	Living Room	12'2 x 9'9			x			x
Main	Bedroom	9'9 x 11'7			x			x
Main	Den	8' x 8'10			x			x
Main	Storage	6'8 x 6'6			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 781	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath: 1	Floor: Main	# of Pieces: 4	Ensuite?: No	Outbuildings
Finished Floor (Above): 0	Crawl/Bsm. Height:			2				Barn:
Finished Floor (Below): 0	Restricted Age:			3				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	4				Pool:
Finished Floor (Total): 781 sq. ft.	# or % of Rentals Allowed: 7			5				Garage Sz:
	Bylaws: Pets Allowed, Rentals Allwd w/Restrctns			6				Grg Dr Ht:
Unfinished Floor: 0				7				
Grand Total: 781 sq. ft.	Basement: None			8				

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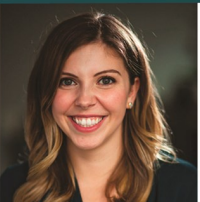
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