



**ERIC CHRISTIANSEN**  
West Vancouver Real Estate

tel. 604-312-9999




## #40 – 133 Keefer Street Offered at \$2,400,000

This is an absolutely gorgeous New York style loft in an incredibly convenient location. An incredible restoration and conversion of this iconic building with one suite per floor and private elevator access. Unsurpassed quality and style will be appreciated from the moment you enter this stunning space with Bulthaup kitchen, dual Sub-Zero fridges, wine fridge, Miele appliances and wet bar with built in TV. The floors are a wide-plank white Irish oak & the bathrooms features spa style travertine tile. A unit of this size is rare this close to all the incredible amenities of this neighborhood. Buy early into this transforming neighborhood. An absolute must see.

Angell Hasman & Associates (Eric Christiansen) Realty Ltd  
#203 -1544 Marine Drive, West Vancouver, BC V7V 1H8  
email: [eric@ericchristiansen.com](mailto:eric@ericchristiansen.com)





<b>Active</b>		<b>40 133 KEEFER STREET</b>		Residential Attached					
<b>R2635165</b>		Vancouver East		<b>\$2,400,000</b> (LP)					
Board: V		Downtown VE		(SP)					
Apartment/Condo		V6A 1X3							
		Sold Date:		If new, GST/HST inc?:					
		Meas. Type: <b>Feet</b>		Bedrooms: <b>2</b>					
		Frontage(feet):		Bathrooms: <b>3</b>					
		Frontage(metres):		Full Baths: <b>2</b>					
		Depth / Size (ft.):		Half Baths: <b>1</b>					
		Sq. Footage: <b>0.00</b>		Original Price: <b>\$2,400,000</b>					
		Flood Plain:		Approx. Year Built: <b>2009</b>					
		View: <b>Yes : Chinatown</b>		Age: <b>12</b>					
		Complex / Subdiv: <b>The Keefer</b>		Zoning: <b>HA-1A</b>					
		Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		Gross Taxes: <b>\$5,953.13</b>					
		Sewer Type:		For Tax Year: <b>2021</b>					
				Tax Inc. Utilities?:					
				Tour: <b>Virtual Tour URL</b>					
		Water Supply: <b>City/Municipal</b>							
Style of Home: <b>1 Storey, Loft/Warehouse Conv.</b>		Total Parking: <b>1</b>		Covered Parking: <b>1</b>					
Construction: <b>Concrete</b>		Parking: <b>Garage; Underground</b>		Parking Access: <b>Rear</b>					
Exterior: <b>Brick, Concrete, Glass</b>		Dist. to Public Transit: <b>close</b>		Dist. to School Bus:					
Foundation: <b>Concrete Perimeter</b>		Title to Land: <b>Freehold Strata</b>							
Renovations:		Property Disc.: <b>Yes</b>							
# of Fireplaces: <b>R.I. Fireplaces:</b>		Fixtures Leased: <b>:</b>							
Fireplace Fuel:		Fixtures Rmvd: <b>:</b>							
Fuel/Heating: <b>Radiant</b>		Floor Finish: <b>Hardwood</b>							
Outdoor Area: <b>Balcony(s)</b>									
Type of Roof: <b>Other</b>									
Legal: <b>STRATA LOT 4, PLAN BCS3741, DISTRICT LOT 196, 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</b>									
Amenities: <b>Elevator, In Suite Laundry</b>									
Site Influences:									
Features:									
Finished Floor (Main): <b>2,557</b>		Units in Development: <b>5</b>		Tot Units in Strata: <b>5</b>					
Finished Floor (Above): <b>0</b>		Exposure:		Locker:					
Finished Floor (AbvMain2): <b>0</b>		Mgmt. Co's Name: <b>Self Managed</b>		Stores in Building:					
Finished Floor (Below): <b>0</b>		Maint Fee: <b>\$1,450.00</b>		Mgmt. Co's #:					
Finished Floor (Basement): <b>0</b>		Maint Fee Includes: <b>Cable/Satellite, Garbage Pickup, Management, Other, Taxes</b>		Council/Park Apprv?:					
Finished Floor (Total): <b>2,557 sq. ft.</b>									
Unfinished Floor: <b>0</b>		Bylaws Restrictions: <b>Pets Allowed, Rentals Allowed</b>							
Grand Total: <b>2,557 sq. ft.</b>		Restricted Age:		# of Pets:					
Suite:		# or % of Rentals Allowed:		Cats:					
Basement: <b>None</b>		Short Term (<1yr) Rnt/Lse Alwd?: <b>No</b>		Dogs:					
Crawl/Bsmt. Ht:		Short Term Lse-Details:							
# of Kitchens: <b>1</b>									
# of Levels: <b>1</b>									
# of Rooms: <b>7</b>									
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	22'8 x 22'4				1	Main	5	Yes
Main	Dining Room	22'8 x 13'11				2	Main	3	Yes
Main	Kitchen	27'7 x 13'6				3	Main	2	No
Main	Master Bedroom	25'3 x 11'6				4			
Main	Bedroom	13'1 x 10'7				5			
Main	Solarium	15'10 x 6'6				6			
Main	Eating Area	13'6 x 8'5				7			
						8			
Listing Broker(s): <b>Century 21 In Town Realty</b>						<b>Angell, Hasman &amp; Associates (Eric Christiansen) Realty Ltd.</b>			

Full video tour at [www.ericchristiansen.com](http://www.ericchristiansen.com)

All information contained herein is deemed to be accurate but should not be relied upon without verification.

