

## #40 – 133 Keefer Street Offered at \$2,150,000

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.



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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1



**Active**  
**R2745530**  
 Board: V  
 Apartment/Condo

**40 133 KEEFER STREET**

Vancouver East  
 Downtown VE  
 V6A 1X3

Residential Attached

**\$2,150,000** (LP)   
 (SP) 



Sold Date: \_\_\_\_\_ If new,GST/HST inc?: \_\_\_\_\_ Original Price: **\$2,250,000**  
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **2009**  
 Frontage(feet): \_\_\_\_\_ Bathrooms: **3** Age: **14**  
 Frontage(metres): \_\_\_\_\_ Full Baths: **2** Zoning: **HA-1A**  
 Depth / Size (ft.): \_\_\_\_\_ Half Baths: **1** Gross Taxes: **\$5,024.99**  
 Sq. Footage: **0.00** P.I.D.: **028-167-457** For Tax Year: **2022**  
 Flood Plain: \_\_\_\_\_ View: **Yes : Chinatown** Tax Inc. Utilities?: \_\_\_\_\_  
 Complex / Subdiv: **The Keefer** Tour: **Virtual Tour URL**  
 First Nation \_\_\_\_\_  
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: \_\_\_\_\_ Water Supply: **City/Municipal**

Style of Home: **1 Storey, Loft/Warehouse Conv.**  
 Construction: **Concrete**  
 Exterior: **Brick, Concrete, Glass**  
 Foundation: **Concrete Perimeter**

Renovations: \_\_\_\_\_  
 # of Fireplaces: **R.I.** Fireplaces: \_\_\_\_\_  
 Fireplace Fuel: \_\_\_\_\_  
 Fuel/Heating: **Radiant**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Other**

Reno. Year: \_\_\_\_\_  
 Rain Screen: \_\_\_\_\_  
 Metered Water: \_\_\_\_\_  
 R.I. Plumbing: \_\_\_\_\_

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**  
 Parking: **Garage; Underground**  
 Dist. to Public Transit: **close** Dist. to School Bus: \_\_\_\_\_  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: \_\_\_\_\_  
 Fixtures Rmvd: \_\_\_\_\_  
 Floor Finish: **Hardwood**

Legal: **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**

Amenities: **Elevator, In Suite Laundry, Storage**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**  
 Features: \_\_\_\_\_

Finished Floor (Main): <b>2,557</b>	Units in Development: <b>5</b>	Tot Units in Strata: <b>5</b>	Locker: _____
Finished Floor (Above): <b>0</b>	Exposure: _____	Stores in Building: _____	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Self Managed</b>	Mgmt. Co's #: _____	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$1,450.00</b>	Council/Park Apprv?: _____	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Cable/Satellite, Garbage Pickup, Management, Other, Taxes</b>		
Finished Floor (Total): <b>2,557 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed, Rentals Allowed</b>		
Unfinished Floor: <b>0</b>	Restricted Age: _____	# of Pets: _____	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Grand Total: <b>2,557 sq. ft.</b>	# or % of Rentals Allowed: _____		
Suite: _____	Short Term(<1yr)Rnt/Lse Alwd?: <b>Yes</b>		
Basement: <b>None</b>	Short Term Lse-Details: <b>No AirBnB</b>		
Crawl/Bsmt. Ht: _____			
# of Kitchens: <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			x	1	Main	5	Yes
Main	Dining Room	22'8 x 13'11			x	2	Main	3	Yes
Main	Kitchen	27'7 x 13'6			x	3	Main	2	No
Main	Primary Bedroom	25'3 x 11'6			x	4			
Main	Bedroom	13'1 x 10'7			x	5			
Main	Solarium	15'10 x 6'6			x	6			
Main	Eating Area	13'6 x 8'5			x	7			
					x	8			

Listing Broker(s): **Century 21 In Town Realty**

**Bellevue Realty Group**

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.

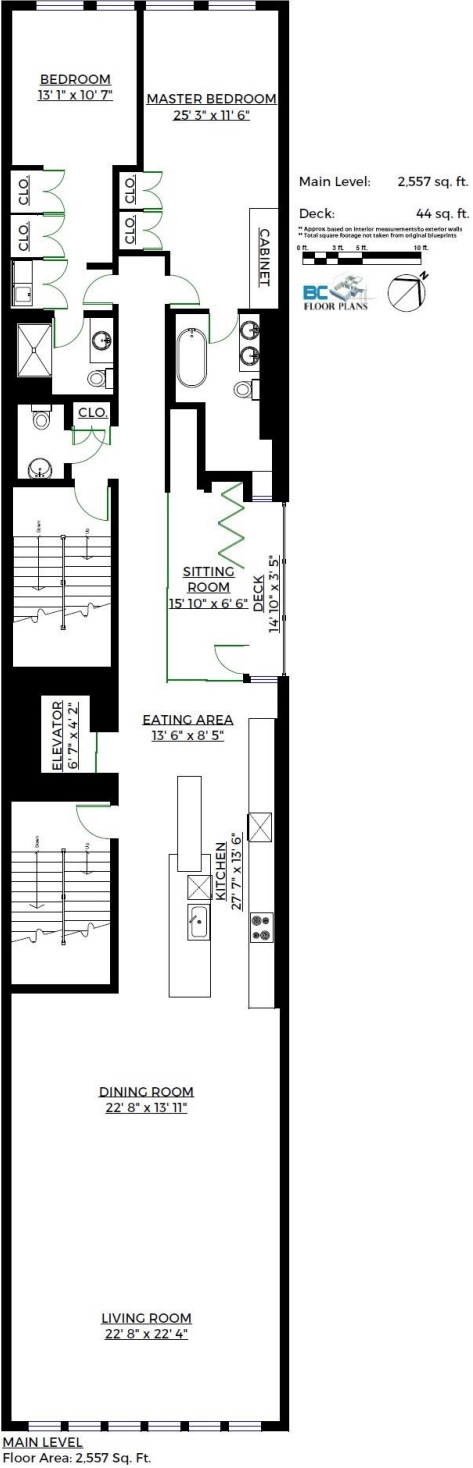


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