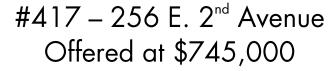
## **BELLEYUE** Realty Group®











604-312-9999



Discover The Jacobsen, a modern concrete residence in the heart of Mount Pleasant. This bright & airy 1-bedroom + den offers a well-designed layout opening onto a private balcony with impressive North Shore mountain views. High ceilings, polished concrete floors, & a contemporary kitchen & bathroom with high-end appliances create a modern, functional space. An unbeatable location, steps to the Olympic Village Seawall, SkyTrain, grocery stores, & award-winning restaurants along Vancouver's "Michelin Mile." Amenities include a fitness centre, workshop, plus 1 included parking stall & storage. With the upcoming SkyTrain station at Emily Carr, the area is set for even more growth and convenience.





LEXI CHRISTIANSEN lexi@soldbylexi.com 604-505-4070





## **BELLEYUE** Realty Group®

Active R3069253

Board: V Apartment/Condo **417 256 E 2ND AVENUE** 

Vancouver East Mount Pleasant VE

V5T 0A7

Residential Attached

For Tax Year:

Dist. to School Bus: Near

Tour: Virtual Tour URL

\$745,000 (LP) 222

(SP) M

\$2,357.41

IC-3

2025



Sold Date: If new,GST/HST inc?: Original Price: \$745,000 Meas. Type: Bedrooms: Feet 1 Approx. Year Built: 2009 Bathrooms: 1 Frontage(feet): Age: Full Baths: 1 Frontage(metres): Zoning: Half Baths: 0 Depth / Size (ft.): **Gross Taxes:** 

Sq. Footage: 0.00

Flood Plain: P.I.D.: 028-070-887 Tax Inc. Utilities?:

View: Yes: Mountain

Complex / Subdiv: Jacobsen

First Nation

Services Connctd: Electricity, Natural Gas, Water

Sewer Type: City/Municipal Water Supply: City/Municipal

Parking Access: Lane

Total Parking: 1 Covered Parking: 1 Style of Home: 1 Storey, Upper Unit

Construction: Parking: Garage Underbuilding Concrete

Dist. to Public Transit: Near Exterior: Concrete **Concrete Perimeter** Title to Land: Freehold Strata Foundation:

Property Disc.: Yes Fixtures Leased:

Renovations: Reno. Year: # of Fireplaces: R.I. Fireplaces: Rain Screen: Full Fixtures Rmvd: No:

Fireplace Fuel: Metered Water: Baseboard, Electric R.I. Plumbing: Fuel/Heating:

Outdoor Area: Balcony(s) Type of Roof: Tar & Gravel

Floor Finish: Concrete

STRATA LOT 78, PLAN BCS3638, DISTRICT LOT 200A, 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 APPROPRIATE Legal:

Amenities: Bike Room, Elevator, Exercise Centre, In Suite Laundry, Storage, Workshop Attached

Site Influences: Central Location, Recreation Nearby, Shopping Nearby Features: ClthWsh/Dryr/Frdg/Stve/DW, Microwave

Finished Floor (Main): Units in Development: Tot Units in Strata: 125 Locker: Yes

Storeys in Building: Finished Floor (Above): 0 Exposure:

Finished Floor (AbvMain2): 0 Mgmt. Co's Name: Rancho Management Services Mgmt. Co's #: 604-684-4508

Finished Floor (Below): 0 Maint Fee: \$411.79 Council/Park Apprv?:

Finished Floor (Basement): 0 Maint Fee Includes: Garbage Pickup, Gardening, Management, Recreation Facility

Finished Floor (Total): 714 sq. ft. Unfinished Floor: 0

Grand Total: 714 sq. ft. Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns

Restricted Age: # of Pets: 2 Cats: Yes Dogs: Yes Suite:

# or % of Rentals Allowed: Basement: None

Short Term(<1yr)Rnt/Lse Alwd?: No Crawl/Bsmt. Ht: # of Levels: 1

Short Term Lse-Details: # of Kitchens: 1 # of Rooms: 6

Type Living Room Floor Dimensions # of Pieces Type Dimensions Bath Floor Ensuite? 13'3 x 12'4 Main Main No Main **Dining Room** 11'5 x 8'3 Main Kitchen 3 4 Main Bedroom 10'5 x 7'11 7'10 x 4'11 Main Storage 5 6 7 Main 5'0 x 4'8 Foyer x

**Bellevue Realty Group** Listing Broker(s): Bellevue Realty Group

Full video tour at www.ericchristiansen.com

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



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## **BELLEYUE** Realty Group®

#417-256 E 2nd Avenue, Vancouver, B.C.

Main Floor: 714 sq.ft. Ceiling Height (unless noted): 8'-3" **Auxiliary Area** Balcony: 73 sq.ft.





604-312-9999

Measured on: Apr. 20, 2019 The floor plan is not suitable for architectural/construction and is covered under E&C © Excelsion Measuring Inc. Users shall not publish and distribute such material (in whole or in part) and/or incorporate it in other works in any form,











