



Presented by:
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Active
R2790935
 Board: V
 Apartment/Condo

708 1661 QUEBEC STREET
 Vancouver East
 Mount Pleasant VE
 V6A 0H2

Residential Attached
\$1,099,000 (LP)
 (SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,099,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2018
Frontage(feet):	Bathrooms: 2	Age: 5
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,709.09
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain:	P.I.D.: 030-355-745	Tax Inc. Utilities?:
View: :		Tour: Virtual Tour URL
Complex / Subdiv: VODA		
First Nation		
Services Connctd: Community, Electricity, Water		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **Corner Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Mixed**
 Foundation: **Concrete Block**

Renovations:
 # of Fireplaces: **100** R.I. Fireplaces:
 Fireplace Fuel: **None**
 Fuel/Heating: **Forced Air, Mixed**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Tar & Gravel, Torch-On**

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage; Underground**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish:

Legal: **STRATA LOT 103, PLAN EPS4651, DISTRICT LOT FC, 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**

Amenities: **Air Cond./Central, Bike Room, Club House, Elevator, Exercise Centre, Garden, In Suite Laundry, Playground, Storage, Concierge**

Site Influences:
 Features:

Finished Floor (Main): 829	Units in Development: 174	Tot Units in Strata: 174	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Dwell Property Management	Mgmt. Co's #: 604-821-2999	
Finished Floor (Below): 0	Maint Fee: \$554.73	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water		
Finished Floor (Total): 829 sq. ft.			
Unfinished Floor: 0			
Grand Total: 829 sq. ft.	Bylaws Restrictions: Pets Allowed, Pets Allowed w/Rest.	# of Pets:	Cats: Yes Dogs: Yes
Suite:	Restricted Age:		
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Bedroom	10'5 x 9'8			x	1	Main	3	Yes
Main	Primary Bedroom	11'0 x 9'10			x	2	Main	4	No
Main	Laundry	5'11 x 3'6			x	3			
Main	Foyer	6'6 x 3'7			x	4			
Main	Kitchen	14'7 x 8'4			x	5			
Main	Living Room	14'9 x 9'2			x	6			
Main	Walk-In Closet	6'2 x 3'7			x	7			
					x	8			

Listing Broker(s): **Razor Projects**

Absolutely stunning corner 2 bedroom and 2 bath unit at "Voda" built by reputable developer Concert Properties. This unit has the best floorplan with separated bedrooms, wonderful west facing sunlight, large entertaining patio, only one common wall with neighbors, in-suite storage, higher ceiling height, 2 STORAGE LOCKERS (1 on same level as suite, 2nd locker on 2nd floor) and 1 parking. This a very well-run Strata with a Concierge, ample visitor parking, bike storage, gym and roof top gardens/patio. Pets allowed and Rentals allowed. This is the one you've been waiting for! So close to Sky Train, seawall, shopping, community center, science world - such a prime location!