406 - 2525 QUEBEC STREET
MOUNT PLEASANT VE | VANCOUVER
$989,000
Vancouver skyline views! Unique 2BR/2BA corner unit in a beautiful heritage building in Mount Pleasant! Originally a church built in 1909, this amazing building was converted in 1994. This remarkable floorplan creates a unique kitchen area that leads to a spacious dining area great for entertaining. Stunning double French doors lead to the large balcony perfect for summer drinks with sweeping city views. Or enjoy an evening by the fireplace in the roomy living room. Master BR features large walk-in closet and ensuite, while the second BR could also be a beautiful office space. In-suite laundry, hardwood floors, radiant floor heating throughout, lots of storage and enormous character. Live in Vancouver’s most sought after neighbourhood in a rare historical building.

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FEATURES
- 2BR / 2BA
- Unique historical building
- City skyline and mountain view
- Large balcony
- Radiant floor heating
- Hardwood floors
- French doors to balcony
- Walk-in closet
- Renovated main bathroom
- Master ensuite bathroom
- Unique floor plan
- In-suite laundry
- Lots of in-suite storage
- 1 Parking / 1 Storage locker
- Gas fireplace
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FEATURES
- Listing Price: $989,000
- Total Finished Area: 1,144 sq. ft.
- Balcony: 108 sq. ft.
- Bedrooms: 2
- Full Bathrooms: 2
- Living Rooms: 1
- Parking: 1 Underground
- Storage: 1 Locker
- Features: Clothes Washer/Dryer, Fridge/Stove/DW
- Maintenance Fees: $473.14
- Maintenance Includes: Natural gas, hot water, caretaker, gardening

Style of Home: Apartment/Condo, Corner Unit
Construction: Wood Frame, Other
Title: Freehold Strata
Taxes (2017): $1,828.45
Foundation: Concrete Perimeter

NEARBY AMENITIES
- Mount Pleasant Comm. Ctr
- Federal Store Cafe
- Mountain Equipment Co-op
- Save-on Foods
- Kingsgate Mall
- Shoppers Drug Mart
- Congee Noodle House
- Simon Fraser Elementary
- Eric Hamber Secondary
- 1 Block to transit
- Arterial car route
- Mins to downtown/skytrain

VIEW VIDEO TOUR: www.gavinhughes.ca
The enclosed information while deemed to be correct, is not guaranteed.

GAVIN HUGHES
Realtor®, Royal LePage Sussex
2996 Lonsdale Avenue, North Vancouver, BC  V7N 3J4
604-626-6618 | gavin@gavinhughes.ca