110 - 3131 MAIN STREET
MOUNT PLEASANT VE | VANCOUVER
$579,000
Great value in the heart of Mount Pleasant! This beautiful 1 bedroom faces onto the quiet side of the building and features a private 150 sq ft deck overlooking a courtyard. The suite has a modern feel with laminate floors, mouldings, stainless steel appliances, in-suite laundry, a cozy gas fireplace, storage and underground parking. This solid building has been rainscreened, has a newer roof, plus many updates and has a great strata with a $600k+ contingency. Ten minutes to downtown and walking distance to many great shops and restaurants. Enjoy all that trendy Main Street has to offer. Cat friendly.

**HIGHLIGHTS**
- 1BR / 1BA
- 150 sq ft patio
- Garden area on patio
- In-suite laundry
- Gas fireplace
- Newer appliances
- Laminate floors
- Cat friendly
- Bathroom remodel
- Large storage locker
- Quiet side of building
- Great security

**SPECS**
- Main Floor: 671 sq. ft.
- Taxes: $934.02 (2017)
- Maintenance Fees: $274.40
- Storeys / #Units: 4 / 74 (res) 22 (comm.)
- Outdoor: 150 sq ft patio with garden area
- Parking: 1 underbuilding
- Features: Clothes Washer/Dryer, Fridge/Stove/DW
- Style of Home: Condo
- Construction: Concrete at grade, Wood Frame Flrs 2-4
- Title: Freehold Strata
- Foundation: Concrete Perimeter
- Rainscreen: Partial (2000)
- Roof: Membrane replaced 2009
- Re-piping: North half (Phase 1) 2010
- Upcoming: Phase 2 Re-piping, exterior paint and windows, 2nd flr terrace membrane
- Pets: Cats ok; No dogs allowed
- Rentals: 10 allowed (current waiting list is 8)

**SCHOOLS & AMENITIES**
- Buy Low Foods
- Whole Foods Market
- Pharmasave
- Mount Pleasant Comm. Ctr.
- Simon Fraser Elementary
- Eric Hamber Secondary
- Walk Score 94
- 2 Blocks to transit
- Close to Skytrain
- Mt. Pleasant Park
- Mins to Downtown (car)