



Presented by:
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Active
R3143823
 Board: V
 Apartment/Condo

113 808 E 8TH AVENUE

Vancouver East
 Mount Pleasant VE
 V5T 1T5

Residential Attached

\$798,800 (LP)
 (SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$798,800
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1978
Frontage(feet):	Bathrooms: 1	Age: 48
Frontage(metres):	Full Baths: 1	Zoning: RM-4
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,020.32
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 012-026-760	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv: PRINCE ALBERT COURT		
First Nation		
Services Connctd: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Ground Level Unit**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**

Renovations: **Completely**
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Electric**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Torch-On**

Reno. Year:
 Rain Screen: **Full**
 Metered Water:
 R.I. Plumbing:

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

Legal: **STRATA LOT 13, PLAN VAS2265, DISTRICT LOT 264A, 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**

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

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main): 808	Units in Development: 48	Tot Units in Strata: 48	Locker: Yes
Finished Floor (Above): 0	Exposure: West	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: NEW POINT	Mgmt. Co's #: 604-553-4595	
Finished Floor (Below): 0	Maint Fee: \$405.23	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Hot Water, Management		
Finished Floor (Total): 808 sq. ft.			
Unfinished Floor: 0			
Grand Total: 808 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite:	Restricted Age:	# of Pets: 1	Cats: Yes Dogs: Yes
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: 6 MONTH MINIMUM		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'11 x 12'2			x	1	Main	4	No
Main	Dining Room	8'3 x 6'11			x	2			
Main	Kitchen	8'11 x 8'3			x	3			
Main	Bedroom	14'3 x 8'10			x	4			
Main	Bedroom	12'1 x 9'8			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Stilhavn Real Estate Services**

Stilhavn Real Estate Services

Great 808 sqft, 2 bed home at Prince Albert Court with a gorgeous west facing garden patio! This nicely updated home is perfect for entertaining with an open kitchen & large living space; lots of room for all of your furniture & a home office. Featuring oversize bedrooms, bamboo floors, ensuite laundry (bonus!), huge storage locker & 1 parking. With almost 400 sqft of outdoor space & a newly planted garden, lounging & BBQing is on this summer! Building has just completed a big exterior project with new rainscreen, windows & podium membrane + many other updates including roof in 2011, elevator in 2018, & re-piping in 2020. Walking distance to Skytrain, China Creek Park, VCC & Emily Carr campuses, Fraser & Main St restaurants & shopping. Opens: Thurs, July 9, 4-6; Sat & Sun, July 11 & 12, 2-4