



Presented by:

Jason Gach**Seadon and Associates**

Stilhavn Real Estate Services

Phone: 604-970-0081

<https://www.thereferraladvantage.com>

jasongach@telus.net

stilhavn
REAL ESTATE SERVICES**Active**
R3171410Board: V
Apartment/Condo**104 3465 GLEN DRIVE**

Vancouver East

Fraser VE

V5V 4S5

Residential Attached

\$348,800 (LP)

(SP)



Sold Date:

Meas. Type:

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage: **0.00**

Flood Plain:

View:

Complex / Subdiv: **GLEN CENTER**

First Nation

Services Connctd: **Electricity, Water**Sewer Type: **City/Municipal**

If new,GST/HST inc?:

Bedrooms: **1**Bathrooms: **1**Full Baths: **1**Half Baths: **0**P.I.D.: **006-655-246**Original Price: **\$348,800**Approx. Year Built: **1978**Age: **48**Zoning: **C-2A**Gross Taxes: **\$1,221.45**For Tax Year: **2026**

Tax Inc. Utilities?:

Tour:

Style of Home: **Upper Unit**Construction: **Frame - Wood**Exterior: **Stucco**Foundation: **Concrete Slab**

Renovations:

of Fireplaces: R.I. Fireplaces:

Fireplace Fuel:

Fuel/Heating: **Electric**Outdoor Area: **None**Type of Roof: **Asphalt, Torch-On**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **0**Covered Parking: **0**

Parking Access:

Parking: **None**Dist. to Public Transit: **VERY CLOSE**Dist. to School Bus: **CLOSE**Title to Land: **Freehold Strata**Property Disc.: **Yes**Fixtures Leased: **No**Fixtures Rmvd: **No**Floor Finish: **Laminate**Legal: **STRATA LOT 5, PLAN VAS1518, DISTRICT LOT 301, 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 V**Amenities: **Elevator, Shared Laundry**Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**Features: **Refrigerator, Stove**

Finished Floor (Main): **442**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **442 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **442 sq. ft.**

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht.: # of Levels: **1**
 # of Kitchens: **1** # of Rooms: **4**

Units in Development: **27**Exposure: **North**Mgmt. Co's Name: **KORECKI**Maint Fee: **\$325.70**Maint Fee Includes: **Caretaker, Garbage Pickup, Hot Water, Management**Tot Units in Strata: **27**Locker: **No**Storeys in Building: **3**Mgmt. Co's #: **604-233-7772**

Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**

Restricted Age:

of Pets: **2**Cats: **Yes** Dogs: **Yes**

or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?: **No**

Short Term Lse-Details:

Floor	Type	Dimensions
Main	Living Room	12'0 x 8'11
Main	Dining Room	7'1 x 6'3
Main	Kitchen	9'11 x 5'10
Main	Bedroom	12'0 x 6'7
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2			
3			
4			
5			
6			
7			
8			

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

Investor/first time buyer alert! Junior 1 bedroom, on second floor, in super, central Mount Pleasant location. On the quiet, north side of the building, this 442 sqft home is cozy and bright, and offers great value. Simple strata (why pay for things you'll never use) with proactive council that has done lots of work in the last few years including the ongoing & paid for, final phase of their exterior upgrade project. Low maintenance fees. Pets welcome (dogs 70 lbs max). Easy, central location with shopping, restaurants and transit just steps away. Not a ground floor unit. Open House: Sat, Oct 3, 2-4