



Presented by:  
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**Active**  
**R2000506**

Board: V  
Apartment/Condo

**303 2511 QUEBEC STREET**

Vancouver East  
Mount Pleasant VE  
V5T 0B6

Residential Attached

**\$398,800** (LP)

(SP)



Sold Date:	Frontage (feet):	Approx. Year Built: <b>2011</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Age: <b>4</b>
Depth / Size (ft.):	Bedrooms: <b>1</b>	Zoning: <b>C-3A</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Gross Taxes: <b>\$1,304.54</b>
Flood Plain:	Full Baths: <b>1</b>	For Tax Year: <b>2015</b>
Approval Req?:	Half Baths: <b>0</b>	Tax Inc. Utilities?:
Exposure: <b>South</b>	Maint. Fee: <b>\$274.92</b>	P.I.D.: <b>028-609-476</b>
If new, GST/HST inc?:		
Mgmt. Co's Name: <b>CITYBASE</b>		Tour:
Mgmt. Co's Phone: <b>604-708-8998</b>		
View: <b>:</b>		
Complex / Subdiv: <b>ONQUE</b>		
Services Connected: <b>Electricity, Water</b>		

Style of Home: <b>Upper Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Lane</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Underground</b>		Locker: <b>Y</b>
Exterior: <b>Brick, Metal</b>			Dist. to School Bus:
Foundation: <b>Concrete Perimeter</b>	Reno. Year:	Dist. to Public Transit:	Total Units in Strata: <b>52</b>
Rain Screen: <b>Full</b>	R.I. Plumbing:	Units in Development:	
Renovations:	R.I. Fireplaces:	Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	# of Fireplaces: <b>0</b>	Seller's Interest: <b>Registered Owner</b>	
Fireplace Fuel:		Property Disc.: <b>Yes</b>	
Fuel/Heating: <b>Baseboard, Electric</b>		Fixtures Leased: <b>No</b>	
Outdoor Area: <b>Balcony(s)</b>		Fixtures Rmvd: <b>No</b>	
Type of Roof: <b>Other</b>		Floor Finish: <b>Laminate</b>	

Maint Fee Inc: **Caretaker, Garbage Pickup, Hot Water, Management**  
Legal: **PL BCS4127 LT 22 DL 302 LD 36**

Amenities: **Bike Room, Elevator, In Suite Laundry, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'3 x 10'0			x			x
Main	Kitchen	12'6 x 6'3			x			x
Main	Bedroom	14'1 x 10'2			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>664</b>	# of Rooms: <b>3</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>664 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>664 sq. ft.</b>				7				
				8				

Listing Broker(s): **RE/MAX Real Estate Services**

**Outstanding 1 bedroom home at OnQue, a boutique building with a fantastic location just steps to historic, treelined neighbourhoods, hip Main St. shops and restaurants, Community Centres and transit (WalkScore of 99!). This 664 sqft suite is on the quiet, sunny south side of the building with a pleasant treed outlook and features a contemporary open floorplan, with large living and bedroom spaces, walnut laminate floors, brick accent wall, sleek kitchen with quartz counters and stainless appliances, and nice sized balcony for your BBQ. And don't forget you have the balance of the 2-5-10 warranty too! Storage locker and 1 parking included, small pets (less than 44lbs) and rentals welcome. This will be a great place to call home, don't miss it! Opens: Thurs, 4-6; Sat & Sun, 1-3.**