



Presented by:  
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**Active**  
**R2110543**  
 Board: V  
 Apartment/Condo

**404 221 UNION STREET**  
 Vancouver East  
 Mount Pleasant VE  
 V6A 0B4

Residential Attached  
**\$488,800 (LP)**  
 (SP)



Sold Date: Frontage (feet): Original Price: **\$488,800**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2010**  
 Depth / Size (ft.): Bedrooms: **1** Age: **6**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **HA-1A**  
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,139.63**  
 Approval Req?: Half Baths: **0** For Tax Year: **2016**  
 Exposure: **West** Maint. Fee: **\$224.87** Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **028-338-766**  
 Mgmt. Co's Name: **ASSOCIA** Tour:  
 Mgmt. Co's Phone: **604-257-0325**  
 View: **Yes: CITY**  
 Complex / Subdiv: **V6A**  
 Services Connected: **Electricity, Water**

Style of Home: <b>Upper Unit</b>	Total Parking: <b>1</b> Covered Parking: <b>1</b> Parking Access:
Construction: <b>Concrete</b>	Parking: <b>Garage; Underground</b>
Exterior: <b>Brick, Mixed</b>	Locker: <b>Y</b>
Foundation: <b>Concrete Perimeter</b>	Dist. to School Bus:
Rain Screen:	Total Units in Strata: <b>140</b>
Renovations:	Dist. to Public Transit:
Water Supply: <b>City/Municipal</b>	Units in Development:
Fireplace Fuel:	Title to Land: <b>Freehold Strata</b>
Fuel/Heating: <b>Electric</b>	Seller's Interest: <b>Registered Owner</b>
Outdoor Area: <b>Balcony(s)</b>	Property Disc.: <b>Yes</b>
Type of Roof: <b>Other</b>	Fixtures Leased: <b>No</b>
	Fixtures Rmvd: <b>Yes: TV</b>
	Floor Finish: <b>Concrete</b>

Maint Fee Inc: **Caretaker, Garbage Pickup, Hot Water, Management, Recreation Facility**  
 Legal: **PL BCS3944 LT 43 DL 196 LD 36**

Amenities: **Elevator, Exercise Centre, 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	15'2 x 9'1			x			x
Main	Dining Room	9'1 x 7'11			x			x
Main	Kitchen	14'0 x 5'10			x			x
Main	Bedroom	9'2 x 9'0			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>616</b>	# of Rooms: <b>4</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	No	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>616 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: <b>Pets Allowed, Rentals Allowed</b>			5				Door Height:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>616 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

**Welcome to V6A, a friendly and highly sought after strata building on the edge of Chinatown and Strathcona, surrounded by fantastic shops and restaurants and a short walk to downtown and Skytrain. This 1 bedroom, 1 bathroom, 616 sqft home has a completely open floorplan giving a great feeling of space, sleek and modern kitchen with quartz counters and movable island, beautiful polished concrete floors, lots of storage, custom roller blinds and closet organizers, all with a sunny west facing balcony with super downtown and sunset views. One parking and storage locker included. Pets and rentals welcome. This is a great value in a vibrant and growing neighbourhood filled with life and energy. Come see for yourself! Opens: Friday, Sept. 23, 10:30-12:30; Sat & Sun, Sep 24 & 25, 1-3.**