



Presented by:  
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**Active** **R2441435** **805 328 E 11TH AVENUE** Residential Attached  
 Board: V Vancouver East **\$499,800** (LP)   
 Apartment/Condo Mount Pleasant VE (SP)   
 V5T 4W1



Sold Date: Frontage (feet): Original Price: **\$499,800**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2006**  
 Depth / Size (ft.): Bedrooms: **1** Age: **14**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **C-3A**  
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,243.23**  
 Council Apprv?: Half Baths: **0** For Tax Year: **2019**  
 Exposure: **Southeast** Maint. Fee: **\$219.61** Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **026-693-135**  
 Tour:  
 Mgmt. Co's Name: **GATEWAY**  
 Mgmt. Co's Phone: **604-635-5068**  
 View: **Yes: CITY**  
 Complex / Subdiv: **UNO**  
 Services Connected: **Electricity, Water**  
 Sewer Type:

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>Concrete</b>	Locker: <b>Y</b>
Foundation: <b>Concrete Perimeter</b>	Dist. to School Bus:
Rain Screen:	Total Units in Strata: <b>111</b>
Renovations:	Dist. to Public Transit: <b>VERY CLOSE</b>
Water Supply: <b>City/Municipal</b>	Units in Development:
Fireplace Fuel:	Title to Land: <b>Freehold Strata</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>No</b>
	Floor Finish: <b>Hardwood</b>

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**  
 Legal: **STRATA LOT 87, PLAN BCS1882, DISTRICT LOT 301, GROUP 1, 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: **Bike Room, Club House, Exercise Centre, In Suite Laundry, Playground, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'11 x 8'7			x			x
Main	Kitchen	11'5 x 5'11			x			x
Main	Bedroom	10'8 x 10'8			x			x
Main	Flex Room	8'3 x 4'9			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>533</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	<b>Main</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:	2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b> Cats: <b>Yes</b> Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total): <b>533 sq. ft.</b>	# or % of Rentals Allowed:	4				Garage Sz:
	Bylaws: <b>Pets Allowed, Rentals Allowed</b>	5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>	6				
Grand Total: <b>533 sq. ft.</b>		7				
		8				

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

**Excellent 1 Bed + Flex/Storage at Uno, Mt Pleasant's favourite building, so centrally located & steps away from Main St restaurants, shops, & breweries. This 533 sqft home has a unique floorplan that wastes no space, is sunny & bright with a SE exposure and city views, floor-to-ceiling windows & balcony over the quiet central courtyard. The glass interior walls & sliding doors allow the sunlight to flow through the whole suite giving it an airy feel. Featuring bamboo floors, sleek white cabinetry, gas range & corian counters. Uno is a contemporary, concrete building with a solid reputation & well funded, proactive strata, fully equipped gym, party room, playground & green courtyard. Pets & rentals OK. Open: Sat & Sun, Mar 7 & 8, 1-3.**