



Presented by:  
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**Active**  
**R2451019**

Board: V  
 Apartment/Condo

**105 2515 ONTARIO STREET**

Vancouver West  
 Mount Pleasant VW  
 V5T 4V4

Residential Attached

**\$648,800** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$648,800</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>2004</b>
Depth / Size (ft.):	Bedrooms: <b>1</b>	Age: <b>16</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>C-3A</b>
Flood Plain:	Full Baths: <b>1</b>	Gross Taxes: <b>\$1,452.01</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2019</b>
Exposure: <b>South</b>	Maint. Fee: <b>\$265.51</b>	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: <b>025-899-147</b>
Mgmt. Co's Name: <b>DWELL</b>		Tour:
Mgmt. Co's Phone: <b>604-821-2999</b>		
View: <b>:</b>		
Complex / Subdiv: <b>ELEMENTS</b>		
Services Connected: <b>Electricity, Natural Gas, Water</b>		
Sewer Type: <b>City/Municipal</b>		

Style of Home: **Ground Level Unit**  
 Construction: **Concrete**  
 Exterior: **Brick, Concrete**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Baseboard, Electric, Natural Gas**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Other**

Reno. Year:  
 R.I. Plumbing:  
 Metered Water:  
 R.I. Fireplaces:  
 # of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access:  
 Parking: **Garage; Underground**  
 Locker: **Y**  
 Dist. to Public Transit: **VERY CLOSE** Dist. to School Bus:  
 Units in Development: **81** Total Units in Strata: **78**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Hardwood**

Maint Fee Inc: **Caretaker, Hot Water, Management, Recreation Facility**  
 Legal: **STRATA LOT 5, PLAN BCS731, DISTRICT LOT 302, GROUP 1, NEW WESTMINSTER LAND DISTRICT, UNDIV 55/5059 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE**  
 Amenities: **Elevator, Exercise Centre, In Suite Laundry**

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	13'4 x 11'3			x			x
Main	Dining Room	10'1 x 5'8			x			x
Main	Kitchen	10'6 x 8'9			x			x
Main	Bedroom	11'10 x 9'2			x			x
Main	Walk-In Closet	7'5 x 4'1			x			x
Main	Flex Room	6'9 x 4'0			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>608</b>	# of Rooms: <b>6</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: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total): <b>608 sq. ft.</b>	# or % of Rentals Allowed: <b>25</b>			4				Garage Sz:
	Bylaws: <b>Pets Allowed, Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>608 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

**What a fantastic patio! Sunny and bright, south facing 1 bedroom home with 275 sqft of beautiful outdoor space at Elements, one of Mt. Pleasant's premier buildings. This 608 sqft suite features a great layout, extra high ceilings, flex space, hardwood floors, cozy gas fireplace, large windows & lots of natural light. The living area has an amazing exposed brick feature wall & the fabulous kitchen has a breakfast bar, stainless appliances, gas stove & granite counters. Versatile fold-away doors to the bedroom makes the space feel much larger. All this in a very proactive, well maintained strata that still has low maintenance fees & that is only steps to transit, Canada Line & popular shops, restaurants, breweries & cafes along Main St, W. Broadway & Cambie St. This is a must see!**