

# #1012 - 285 East 10th Avenue, Vancouver

\$749,900



**VIEWS VIEWS VIEWS AT THE INDEPENDENT** – Northwest facing 1 Bedroom + Den features modern interiors, custom millwork wardrobes in entry and bedrooms, heating & COOLING system, laminate flooring & a LARGE Balcony to enjoy the beautiful city and mountain views! Kitchens include Italian cabinetry, integrated appliance package with Porter & Charles induction cooktop. First class amenities include a half acre "backyard" and 3,300 sq ft of indoor amenity space, this will be a fabulous place to call home. Independent is located in heart of Mount Pleasant, a highly walkable neighborhood, steps from vibrant Main St. shopping, dining, and major public transit routes incl the new Broadway station. 1 EV PARKING + LOCKER INCLUDED.

## KEY INFORMATION

ADDRESS: #1012 - 285 East 10th Avenue, Vancouver

PRICE: \$749,900

AREA: Mount Pleasant

TYPE: 1 Bedroom + Den + Balcony

SQ FT: 574 SF

YEAR BUILT: 2019

TAX: \$2,116.11

STRATA FEES: \$393.97

## FEATURES

VIEWS: Gorgeous City & Mountain Views

PARKING: EV (P3 - 162)

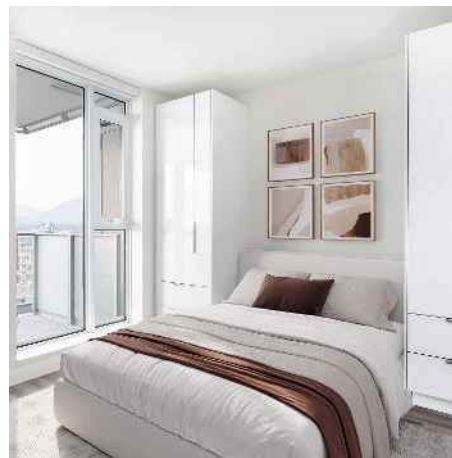
LOCKER: 1 (P2-64)

PETS: 2 Pets

RENTAL: No Restrictions

ELEMENTARY: Florence Nightingale Elementary

HIGH SCHOOL: Sir Charles Tupper Secondary



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# THE INDEPENDENT

AT MAIN



\*PLAN 04 SHOWN, PLAN 03 MIRRORED  
 \*\*PLAN 12 SIMILAR



FLOOR 3 - 16



FLOOR 3 - 19



The developer reserves the right to make changes and modifications to the information contained herein without prior notice. Dimensions, sizes, areas, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E.



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Presented by:  
**Derek Kai PREC\***  
 Chow & Kai Group  
 Rennie & Associates Realty Ltd.  
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**Active**  
**R2884886**

Board: V  
 Apartment/Condo

**1012 285 E 10TH AVENUE**

Vancouver East  
 Mount Pleasant VE  
 V5T 0H6

Residential Attached

**\$749,900 (LP)**  
 (SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$749,900**  
 Meas. Type: Bedrooms: **1** Approx. Year Built: **2019**  
 Frontage(feet): Bathrooms: **1** Age: **5**  
 Frontage(metres): Full Baths: **1** Zoning: **CD-1**  
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,116.11**  
 Sq. Footage: **0.00** For Tax Year: **2024**  
 Flood Plain: P.I.D.: **030-763-622** Tax Inc. Utilities?:  
 View: **Yes : CITY, WATER, MOUNTAIN** Tour:  
 Complex / Subdiv: **THE INDEPENDENT ON MAIN**  
 First Nation  
 Services Connctd: **Electricity, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Inside Unit, Upper Unit**  
 Construction: **Concrete**  
 Exterior: **Concrete, Glass, Mixed**  
 Foundation: **Concrete Perimeter**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**  
 Parking: **Garage; Underground**  
 Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: :  
 Fixtures Rmvd: :  
 Floor Finish:

Renovations: Reno. Year:  
 # of Fireplaces: R.I. Fireplaces: Rain Screen:  
 Fireplace Fuel: Metered Water:  
 Fuel/Heating: **Hot Water** R.I. Plumbing:  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Other**

Legal: **STRATA LOT 84 DISTRICT LOT 301 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN EPSS422 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, Elevator, Exercise Centre, Garden, Guest Suite, Recreation Center, Storage**

Site Influences: **Central Location, Shopping Nearby**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Sprinkler - Fire**

Finished Floor (Main): <b>574</b>	Units in Development:	Tot Units in Strata: <b>258</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>Northeast</b>	Storeys in Building: <b>23</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>DWELL</b>	Mgmt. Co's #: <b>604-821-2999</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$393.97</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal</b>		
Finished Floor (Total): <b>574 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>574 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>		

Suite:  
 Basement: **None**  
 Crawl/Bsmt. Ht: # of Levels: **1**  
 # of Kitchens: **1** # of Rooms: **6**  
 Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**  
 # or % of Rentals Allowed:  
 Short Term(<1yr)Rnt/Lse Alwd?: **Yes**  
 Short Term Lse-Details: **No Bylaw Restrictrions**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	11'10 x 8'1			x	1	Main	4	No
Main	Dining Room	9'5 x 5'2			x	2			
Main	Kitchen	9'3 x 8'3			x	3			
Main	Bedroom	10'5 x 10'6			x	4			
Main	Den	6'11 x 5'3			x	5			
Main	Patio	20'3 x 6'6			x	6			
					x	7			
					x	8			

Listing Broker(s): **Rennie & Associates Realty Ltd.**

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