

FOR SALE & for living

JACOBSEN
#202 - 256 E 2nd Avenue
Vancouver



#202 - 256 E 2nd Avenue, Vancouver

The one you've been waiting for - this modern 1 Bedroom loft with a luxuriously large & open living area opening onto a huge (325 sq ft) South facing quiet patio is the place to call home. This unique unit is functionally laid out with no wasted space & features cheater ensuite bathroom, overheight ceilings, sleek kitchen & polished concrete flooring. Upgraded Miele dishwasher, designer kitchen fixture & new paint. Jacobsen is Intracorp's master crafted gem located in the artist community of the False Creek Flats. Building amenities: fully equipped gym, communal outdoor space, stylish lounge, workshop & visitors parking. Walking distance to the seawall, transit, shops and bike routes. 1 parking and storage included.

INFORMATION YOU NEED TO KNOW:

PRICE	\$499,900
ADDRESS	#202 - 256 E 2nd Avenue
AREA	Mount Pleasant
TYPE	1 Bedroom + Patio
BATHS	1
SQ FT	667
STRATA FEES	\$253.93
PARKING	1 - #53
STORAGE	Yes - #94
YEAR BUILT	2009
VIEW	South
PETS	Yes - Total 2
RENTALS	Yes

INFORMATION YOU *want* TO KNOW:



Transit

0.1 km



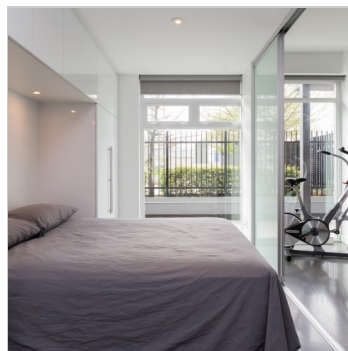
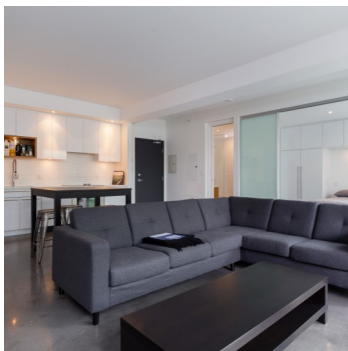
Nearest Park
Guelph Park



Schools nearby:
Mount Pleasant Elementary



Coffee shops within 1 km:
15+



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Active
R2058695

Board: V
Apartment/Condo

202 256 E 2ND AVENUE

Vancouver East
Mount Pleasant VE
V5T 0A7

Residential Attached

\$499,900 (LP)
(SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$499,900**
 Meas. Type: _____ Frontage (metres): _____ Approx. Year Built: **2009**
 Depth / Size (ft.): _____ Bedrooms: **1** Age: **7**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **IC-3**
 Flood Plain: _____ Full Baths: **1** Gross Taxes: **\$1,520.20**
 Approval Req?: _____ Half Baths: **0** For Tax Year: **2015**
 Exposure: **South** Maint. Fee: **\$253.93** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: _____ P.I.D.: **028-070-275**
 Mgmt. Co's Name: **RANCHO** Tour: _____
 Mgmt. Co's Phone: **604-684-4508**
 View: **Yes: BIG PATIO, URBAN OUTDOOR OASIS**
 Complex / Subdiv: **JACOBSEN**
 Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: End Unit, Ground Level Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Rear
Construction: Concrete	Parking: Garage; Underground, Visitor Parking		
Exterior: Concrete, Metal, Wood			Locker: Y
Foundation: Concrete Perimeter	Reno. Year: _____	Dist. to Public Transit: CLOSE	Dist. to School Bus: CLOSE
Rain Screen: Full	R.I. Plumbing: _____	Units in Development: 125	Total Units in Strata: 125
Renovations: _____	R.I. Fireplaces: _____	Title to Land: Freehold Strata	
Water Supply: City/Municipal	# of Fireplaces: 0	Seller's Interest: Registered Owner	
Fireplace Fuel: _____		Property Disc.: Yes	
Fuel/Heating: Baseboard, Electric		Fixtures Leased: No	
Outdoor Area: Patio(s)		Fixtures Rmvd: No	
Type of Roof: Other		Floor Finish: Concrete	

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Water**
 Legal: **PL BCS3638 LT 17 DL 200A LD 36 GR 1 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**
 Amenities: **Exercise Centre, Garden, In Suite Laundry, Recreation Center, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'6 x 2'1			x			x
Main	Living Room	13'3 x 18'10			x			x
Main	Dining Room	13'3 x 18'10			x			x
Main	Bedroom	14'8 x 8'3			x			x
Main	Patio	28'4 x 9'6			x			x
Main	Patio	17'9 x 6'			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 667	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 667 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 667 sq. ft.				7				
				8				

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

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