

#308 - 285 East 10th Avenue, Vancouver

\$599,900



BRIGHT SOUTHEAST FACING OPEN 1 BDRM/STUDIO PLAN with an oversized sun drenched patio perfect for BBQ's & Entertaining. Your home offers plenty of open space, heating and COOLING, bedroom area that can be sectioned off & includes EV PARKING & STORAGE. Modern interiors incl custom millwork wardrobes in entry & bedroom & laminate flooring. Kitchens incl Italian cabinetry, integrated appliance package with Porter & Charles induction cooktop. 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

KEY INFORMATION

ADDRESS: #308 - 285 East 10th Avenue, Vancouver

PRICE: \$599,900

AREA: Mount Pleasant

TYPE: 1 Open Bedroom + Balcony

SQ FT: 498 SF

YEAR BUILT: 2019

TAX: \$1,793.55 (2023)

STRATA FEES: \$341.93

FEATURES

VIEWS: City Views

PARKING: 1 EV (P3 - 158)

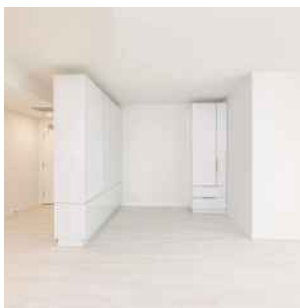
LOCKER: 1 (P3-80)

PETS: 2 Pets

RENTAL: No Restrictions

ELEMENTARY: Florence Nightingale Elementary

HIGH SCHOOL: Sir Charles Tupper Secondary



Derek Kai PERSONAL REAL ESTATE CORPORATION
604.868.1666
dkai@rennie.com
expertliving.ca

rennie



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rennie

A PLAN TOWER HOME

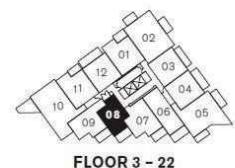
Studio + 1 Bath
 Indoor: 497 Sq.Ft.
 Outdoor: 95 Sq.Ft.
 View: S



RIZEMODULAR

A storage solution with space changing flexibility.

THE INDEPENDENT AT MAIN



FLOOR 3 - 22



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.



Derek Kai Personal Real Estate Corporation
 604.868.1666
 dkai@rennie.com
 expertliving.ca

rennie



Presented by:
Derek Kai PREC*
 Chow & Kai Group
 Rennie & Associates Realty Ltd.
 Phone: 604-868-1666



dkai@rennie.com

Active
R2897485

Board: V
 Apartment/Condo

308 285 E 10TH AVENUE

Vancouver East
 Mount Pleasant VE
 V5T 0H6

Residential Attached

\$599,900 (LP)

(SP) **M**



Sold Date: If new,GST/HST inc?: Original Price: **\$599,900**
 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: **\$1,793.55**
 Sq. Footage: **0.00** For Tax Year: **2023**
 Flood Plain: P.I.D.: **030-762-863** Tax Inc. Utilities?:
 View: **Yes : Quiet Street View** Tour:
 Complex / Subdiv: **The Independent**
 First Nation
 Services Connctd: **Electricity, Sanitary Sewer, Water**
 Sewer Type: Water Supply: **City/Municipal**

Style of Home: **Inside Unit**
 Construction: **Concrete Frame**
 Exterior: **Concrete, Glass, Other**
 Foundation: **Concrete Perimeter**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Parking: **Garage Underbuilding**
 Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**

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

Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Laminate**

Legal: **STRATA LOT 8 DISTRICT LOT 301 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS5422 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Bike Room, Club House, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Storage**

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

Finished Floor (Main): **498**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **498 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **498 sq. ft.**

Units in Development:
 Exposure: **Southeast**
 Mgmt. Co's Name: **DWELL**
 Maint Fee: **\$341.93**
 Maint Fee Includes: **Caretaker, Garbage Pickup, Management, Recreation Facility, Snow removal**

Tot Units in Strata: **258** Locker:
 Stores in Building:
 Mgmt. Co's #: **604-821-2999**
 Council/Park Apprv?:

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht: # of Levels: **1**
 # of Kitchens: **1** # of Rooms: **5**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
 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 Restrictions on Bylaws**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	11'9 x 2'			x	1	Main	4	No
Main	Living Room	11' x 10'1			x	2			
Main	Dining Room	9' x 9'9			x	3			
Main	Bedroom	8' x 8'3			x	4			
Main	Patio	13'4 x 6'11			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

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