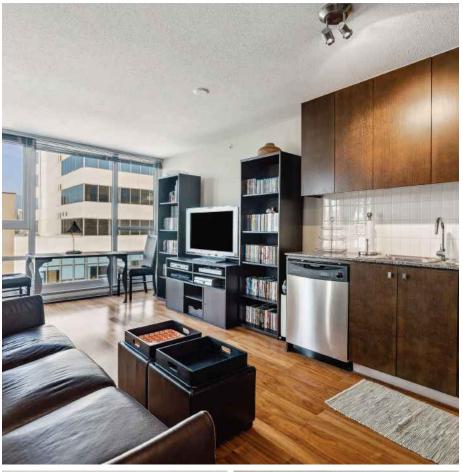
#406 - 1030 West Broadway, Vancouver \$679,900







Welcome to LA COLOMBA - Located in the heart of FAIRVIEW with VGH & the future Broadway Skytrain station just 1 block away. Your WELL KEPT Northwest Corner 1 bedroom + Solarium + Den/Flex home offers a Frigidaire Stainless Steel appliance package with gas cooktop for all those chef's out there, hardwood flooring & peekaboo city & mountain views. Plenty of light with floor to ceiling windows in the living area & space for your home office and insuite storage as well. La Colomba offers a fitness facility, garden courtyard & visitor parking. What an amazing location! Along with VGH & the skytrain, it is just a short walk to Granville Island, Seawall, Olympic Village & the Cambie Corridor. 1 Parking Stall included.

KEY INFORMATION

ADDRESS: #406 - 1030 West Broadway, Vancouver PRICE: \$679,900 AREA: Fairview TYPE: 1 Bedroom + Solarium + Den + 1 Bathroom SQ FT: 606 SF* YEAR BUILT: 2007 TAX: \$1,849.17 (2023) STRATA FEES: \$416.82

FEATURES

PARKING: 1 (P2-34) PETS: 1 Dogs or 1 Cat RENTALS: Airbnb Not Allowed ELEMENTARY: Emily Carr Elementary HIGH SCHOOL: Eric Hamber Secondary

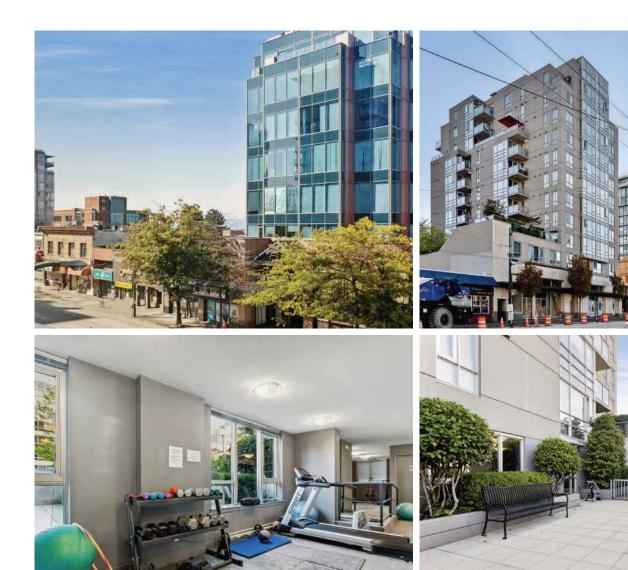
* Strata plan shows 604 SF



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

rennie

INFORMATION IS DEEMED RELIABLE BUT IS NOT GUARANTEED. NOT INTENDED TO INDUCE BREACH OF AN EXISTING AGENCY AGREEMENT.





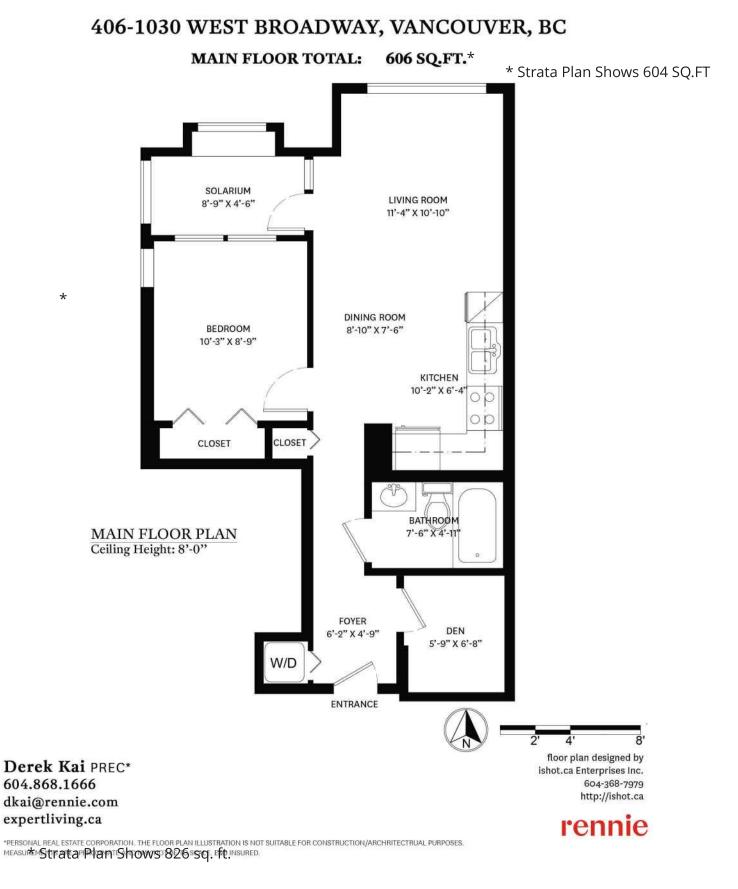




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REALTO	DR		Presented Derek Kai Rennie & Associate Phone: 604-86 dkai@rennie	PREC* es Realty Ltd. 58-1666		ren	nie
Active	a de la companya de la compa		406 1030 W BR			Residential A	ttached
R2812161			Vancouver West			\$679,900 (LP)	
Board: V	and a		Fairview V				(SP) 🚺
Apartment/Co			V6H 435		ICT 1		
			Sold Date: Meas. Type:	If new,GST/H Bedrooms:	1	Original Price: \$ Approx, Year Buil	1
			Frontage(feet):	Bathrooms:	1	Age:	16
Elera HI		A Bally	Frontage(metres):	Full Baths:	1	Zoning:	C-3A
			Depth / Size (ft.):	Half Baths:	0	Gross Taxes:	\$1,849.1
N		La la	Sq. Footage: 0.0	0		For Tax Year:	2023
	FIE B		Flood Plain:	P.I.D.: 027-	064-999	Tax Inc. Utilities?	: No
			View: Yes Complex / Subdiv: La First Nation	s : Peakaboo Mountain Colomba	l	Tour:	
			Services Connctd: Elec	ctricity, Natural Gas, Sa y/Municipal Water	nitary Sewer, Supply: City		
Construction: Exterior: Foundation: Renovations:	Corner Unit Concrete Concrete, Glass, Mixe Concrete Perimeter	ed	Parkin Dist. to Title to Proper Reno. Year: Fixture	Parking: 1 Covered Parl g: Garage Underbuildin o Public Transit: Near o Land: Freehold Strat: ty Disc.: Yes es Leased: :	g, Visitor Parl	king Access: king Dist, to School Bus;	
t of Fireplaces:			Rain Screen: Metered Water: Fixture	es Rmvd: :			
Fireplace Fuel: None Fuel/Heating: Baseboard, Electric				es kinve.			
Fuel/Heating:	Baseboard, Electric		R.I. Plumbing:	NEW CONTRACTOR			
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