

# #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)

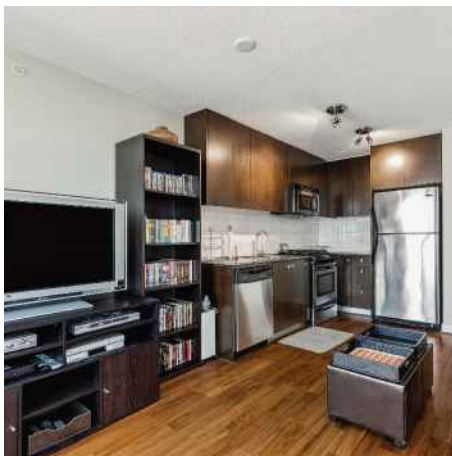
PETS: 1 Dogs or 1 Cat

RENTALS: Airbnb Not Allowed

ELEMENTARY: Emily Carr Elementary

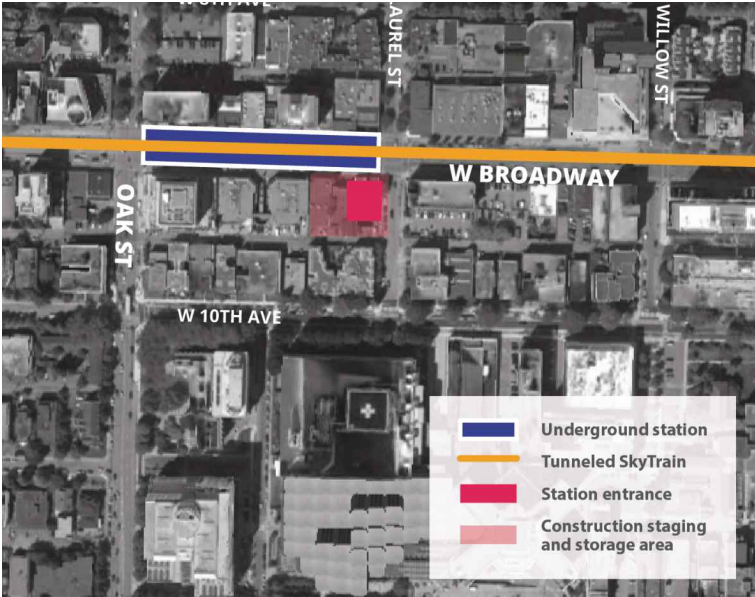
HIGH SCHOOL: Eric Hamber Secondary

\* Strata plan shows 604 SF



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

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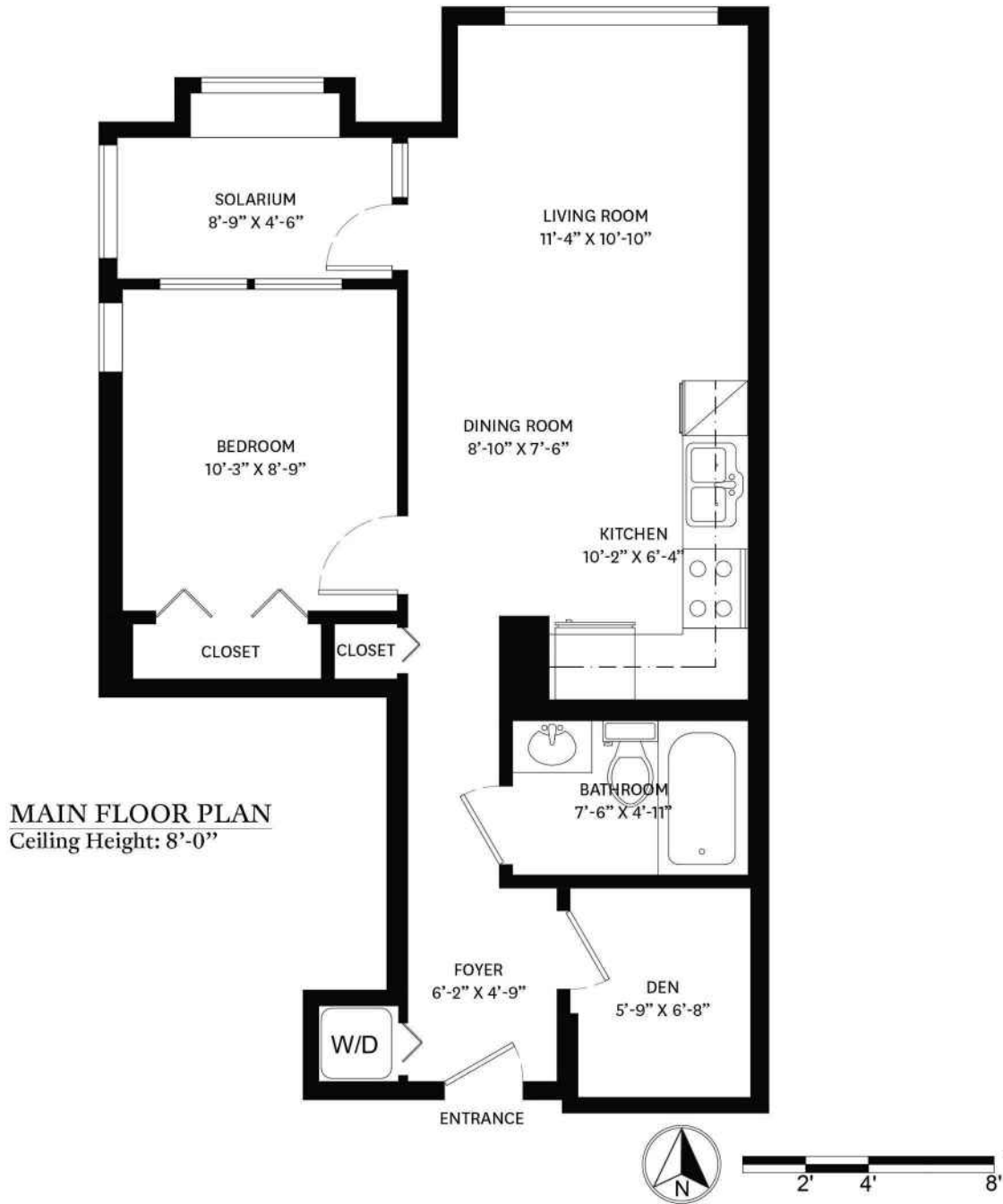
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 dkai@rennie.com  
 expertliving.ca

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# 406-1030 WEST BROADWAY, VANCOUVER, BC

MAIN FLOOR TOTAL: 606 SQ.FT.\*

\* Strata Plan Shows 604 SQ.FT



**Derek Kai** PREC\*  
604.868.1666  
dkai@rennie.com  
expertliving.ca

floor plan designed by  
ishot.ca Enterprises Inc.  
604-368-7979  
<http://ishot.ca>

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\*PERSONAL REAL ESTATE CORPORATION. THE FLOOR PLAN ILLUSTRATION IS NOT SUITABLE FOR CONSTRUCTION/ARCHITECTURAL PURPOSES. MEASUREMENTS ARE APPROXIMATE AND SHOULD BE VERIFIED BY A PROFESSIONAL SURVEYOR. \* Strata Plan Shows 826 sq. ft.



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

**rennie**



Presented by:  
**Derek Kai PREC\***  
 Rennie & Associates Realty Ltd.  
 Phone: 604-868-1666  
 dkai@rennie.com



**Active**  
**R2812161**  
 Board: V  
 Apartment/Condo

**406 1030 W BROADWAY**  
 Vancouver West  
 Fairview VW  
 V6H 4J5

Residential Attached  
**\$679,900** (LP)   
 (SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$679,900**  
 Meas. Type: Bedrooms: **1** Approx. Year Built: **2007**  
 Frontage(feet): Bathrooms: **1** Age: **16**  
 Frontage(metres): Full Baths: **1** Zoning: **C-3A**  
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,849.17**  
 Sq. Footage: **0.00** For Tax Year: **2023**  
 Flood Plain: P.I.D.: **027-064-999** Tax Inc. Utilities?: **No**  
 View: **Yes : Peakaboo Mountain** Tour:  
 Complex / Subdiv: **La Colomba**  
 First Nation  
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Total Parking: **1** Covered Parking: **1** Parking Access:  
 Parking: **Garage Underbuilding, Visitor Parking**  
 Dist. to Public Transit: **Near** Dist. to School Bus:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: :  
 Fixtures Rmvd: :  
 Floor Finish: **Mixed**

Renovations: Reno. Year:  
 # of Fireplaces: R.I. Fireplaces:  
 Fireplace Fuel: **None** Rain Screen:  
 Fuel/Heating: **Baseboard, Electric** Metered Water:  
 Outdoor Area: **None** R.I. Plumbing:  
 Type of Roof: **Other**

Legal: **STRATA LOT 11, PLAN BCS2334, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 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: **Club House, Elevator, Exercise Centre, Garden, In Suite Laundry**  
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **CithWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Sprinkler - Fire**

Finished Floor (Main): **606**  
 Finished Floor (Above): **0**  
 Finished Floor (AbvMain2): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **606 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **606 sq. ft.**

Units in Development:  
 Exposure: **Northeast**  
 Mgmt. Co's Name: **First Service**  
 Maint Fee: **\$416.82**  
 Maint Fee Includes: **Caretaker, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**

Tot Units in Strata: **73** Locker: **No**  
 Stores in Building: **12**  
 Mgmt. Co's #: **855-683-8900**  
 Council/Park Apprv?:

Suite:  
 Basement: **None**  
 Crawl/Bsmt. Ht: # of Levels: **1**  
 # of Kitchens: **1** # of Rooms: **6**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed, Rentals Allwd w/Restrctns**  
 Restricted Age: # of Pets: **1** Cats: **Yes** Dogs: **Yes**  
 # or % of Rentals Allowed:  
 Short Term(<1yr)Rnt/Lse Alwd?: **No**  
 Short Term Lse-Details:

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

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

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