

# #560 - 955 East Hastings Street, Vancouver

\$649,900



This is the one you've been waiting for! North Facing home with UNOBSTRUCTED WATER & MOUNTAIN VIEWS at Strathcona Village. One of the most desirable 1 bedroom floorplans with 620 square feet of living space, plenty of windows, and a balcony perfect for enjoying the beautiful views of the harbour & the North Shore Mountains. Gourmet kitchen with stainless steel appliances, tons of counter & cabinet space with bar seating, a Den/Solarium with window that is ideal to work from home & an extra office/flex room. Amenities include fitness centre, meeting rooms, landscaped rooftop terrace & even garden plots to grow your own fruits/vegetables. 1 EV ready parking included.

## KEY INFORMATION

ADDRESS: #560 - 955 E. Hastings Street, Vancouver

PRICE: \$649,900

AREA: Strathcona

TYPE: 1 Bedroom + 1 Bath + Den + Office

SQ FT: 622 SF\*

YEAR BUILT: 2018

TAX: \$1,743.50 (2023)

STRATA FEES: \$403.52

## FEATURES

VIEWS: Harbour and Mountain Views

PARKING: EV Underground (P4-113)

PETS: 2 Pets

RENTAL: Airbnb Allowed

ELEMENTARY: Admiral Seymour Elementary

HIGH SCHOOL: Britannia Secondary

\* Strata Plan shows 620 SF



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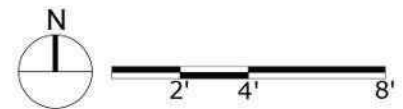
# 560-955 EAST HASTINGS STREET, VANCOUVER, BC

MAIN FLOOR TOTAL: 622 SQ.FT.  
BALCONY: 33 SQ. FT.

\*DISCLAIMER: STRATA PLAN SHOWS 620 SQ.FT.



MAIN FLOOR PLAN  
Ceiling Height: 8'-2"



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Presented by:  
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**Active** **560 955 E HASTINGS STREET** Residential Attached  
**R2882982** Vancouver East **\$649,900 (LP)**  
 Board: V Strathcona (SP) **M**  
 Apartment/Condo V6A 0G8



Sold Date: If new,GST/HST inc?: Original Price: **\$649,900**  
 Meas. Type: Bedrooms: **1** Approx. Year Built: **2018**  
 Frontage(feet): Bathrooms: **1** Age: **6**  
 Frontage(metres): Full Baths: **1** Zoning: **CD-1**  
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,743.50**  
 Sq. Footage: **0.00** For Tax Year: **2023**  
 Flood Plain: P.I.D.: **030-459-702** Tax Inc. Utilities?:  
 View: **Yes :Gorgeous Water & NS Mountains** Tour:  
 Complex / Subdiv: **STRATHCONA VILLAGE**  
 First Nation  
 Services Connctd: **Electricity, Sanitary Sewer, Water**  
 Sewer Type: Water Supply: **City/Municipal**

Style of Home: **Inside Unit**  
 Construction: **Concrete**  
 Exterior: **Concrete, Glass, Mixed**  
 Foundation: **Concrete Perimeter**  
 Renovations: Reno. Year:  
 # of Fireplaces: R.I. Fireplaces: Rain Screen:  
 Fireplace Fuel: Metered Water:  
 Fuel/Heating: **Baseboard** R.I. Plumbing:  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Other**  
 Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
 Parking: **Garage Underbuilding**  
 Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: :  
 Fixtures Rmvd: :  
 Floor Finish: **Laminate, Mixed**

Legal: **STRATA LOT 62 DISTRICT LOT 181 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS4557 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Bike Room, Elevator, Exercise Centre, Garden, In Suite Laundry**  
 Site Influences:  
 Features: **CithWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Sprinkler - Fire**

Finished Floor (Main): <b>622</b>	Units in Development:	Tot Units in Strata: <b>280</b>	Locker:
Finished Floor (Above): <b>0</b>	Exposure: <b>North</b>	Stores in Building: <b>11</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>First Service</b>	Mgmt. Co's #: <b>604-683-8900</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$403.52</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility</b>		
Finished Floor (Total): <b>622 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed, Rentals Allwd w/ Restrctns</b>		
Unfinished Floor: <b>0</b>	Restricted Age:	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Grand Total: <b>622 sq. ft.</b>	# or % of Rentals Allowed:		
Suite:	Short Term (<1yr)Rnt/Lse Alwd?: <b>Yes</b>		
Basement: <b>None</b>	Short Term Lse-Details: <b>Air BNB Allowed</b>		
Crawl/Bsmt. Ht:			
# of Kitchens: <b>1</b>			
# of Levels: <b>1</b>			
# of Rooms: <b>7</b>			

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

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

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