

#908 - 189 Keefer Street, Vancouver

\$849,900



Welcome to Keefer Block by award winning developer Solterra, steps from the Skytrain, Seawall & the future St. Paul's Hospital. Your corner 2 bdrm 2 bath home offers windows facing both East & West to enjoy the amazing downtown & mountain views. Chef's kitchen with gas cooktop, stone counters, integrated appliances & plenty of built in cabinetry space. Laminate flooring throughout & an upgraded murphy bed with built in shelving & desk in the 2nd bedroom. Amenities incl lounge, rooftop garden with fire pit, BBQ, outdoor movie theatre, children's play area all while enjoying 360 views of the city, visitor pkg & a dog wash station! Airbnb friendly building & ready to move in. 1 parking stall, 1 storage locker & BONUS bicycle locker with electrical plug.

KEY INFORMATION

ADDRESS: #908 - 189 Keefer Street, Vancouver

PRICE: \$849,900

AREA: Downtown

TYPE: 2 Bedroom + 2 Bathroom

SQ FT: 827 SF*

YEAR BUILT: 2014

TAX: \$2,329.37 (2022)

STRATA FEES: \$673.94

FEATURES

PARKING: 1 (P2-13)

LOCKER: 2 (Level 2 - 65 & P3 - 18)

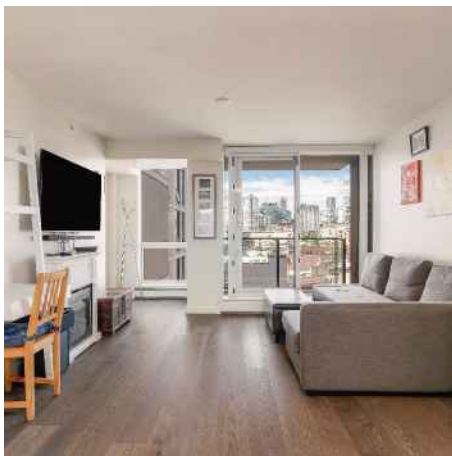
PETS: 3 Dogs or 3 Cats or Combination of 3

RENTALS: Airbnb Allowed

ELEMENTARY: Crosstown Elementary

HIGH SCHOOL: Britannia Secondary

* Strata plan shows 826 SF



Derek Kai PERSONAL REAL ESTATE CORPORATION
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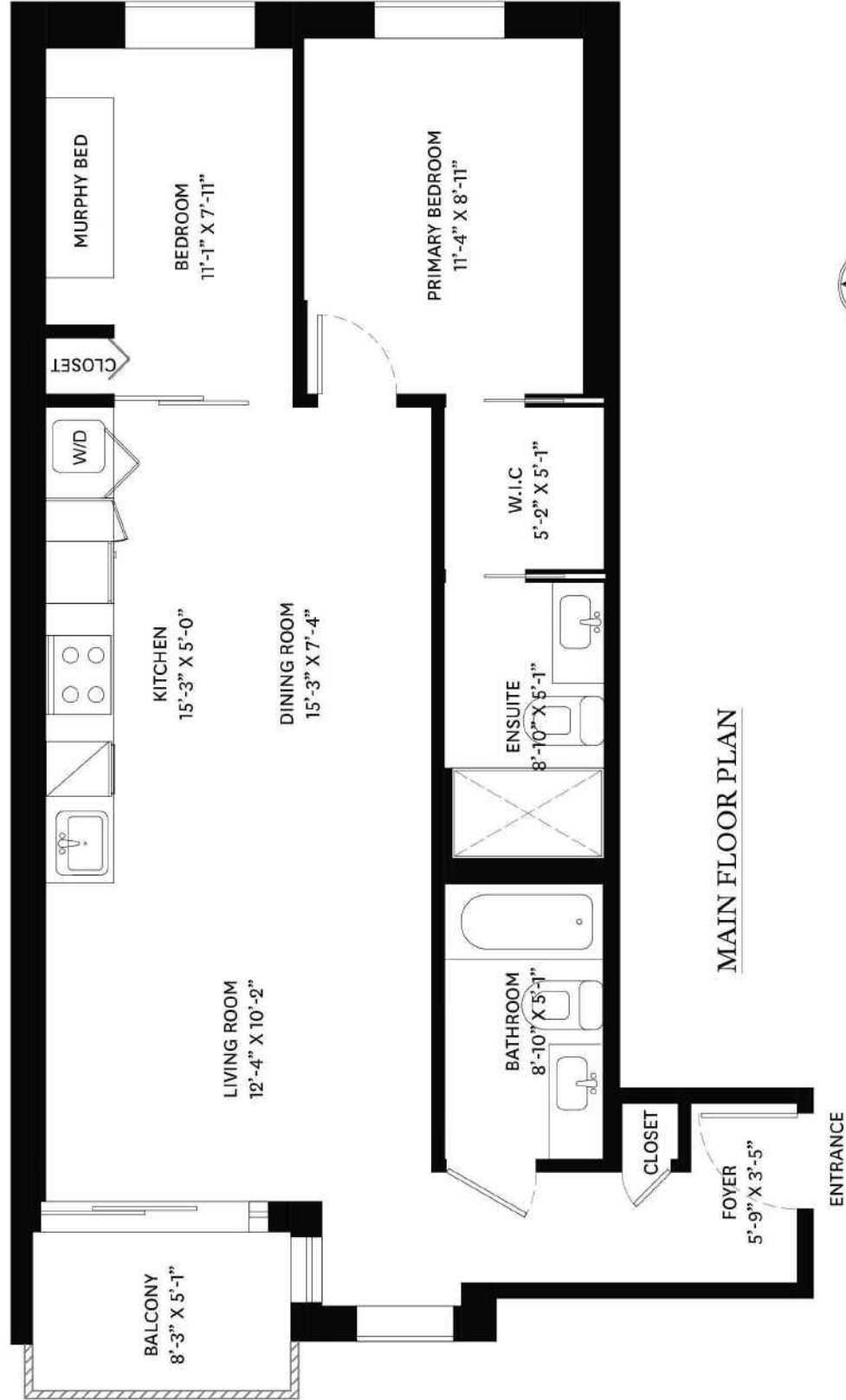


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908-189 KEEFER STREET, VANCOUVER, BC

MAIN FLOOR TOTAL: 827 SQ.FT.*
BALCONY: 42 SQ. FT.



* Strata Plan Shows 826 sq. ft.



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



Active R2794771 Board: V Apartment/Condo	908 189 KEEFER STREET Vancouver East Downtown VE V6A 0C8	Residential Attached \$849,900 (LP) (SP) M																																																																																										
	Sold Date: _____ If new, GST/HST inc?: _____ Original Price: \$849,900 Meas. Type: _____ Bedrooms: 2 Approx. Year Built: 2014 Frontage(feet): _____ Bathrooms: 2 Age: 9 Frontage(metres): _____ Full Baths: 2 Zoning: HA-1A Depth / Size (ft.): _____ Half Baths: 0 Gross Taxes: \$2,329.37 Sq. Footage: 0.00 P.I.D.: 029-498-724 For Tax Year: 2022 Flood Plain: _____ View: Yes : DOWNTOWN & MOUNTAIN VIEWS Tour: _____ View: _____ Complex / Subdiv: KEEFER BLOCK First Nation: _____ Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water Sewer Type: City/Municipal Water Supply: City/Municipal																																																																																											
Style of Home: Corner Unit, Upper Unit Construction: Concrete Exterior: Concrete, Glass, Mixed Foundation: Concrete Perimeter Renovations: _____ Reno. Year: _____ # of Fireplaces: 0 R.I. Fireplaces: _____ Rain Screen: _____ Fireplace Fuel: None Metered Water: _____ Fuel/Heating: Baseboard, Electric R.I. Plumbing: _____ Outdoor Area: Balcony(s), Rooftop Deck Type of Roof: Other	Total Parking: 1 Covered Parking: 1 Parking Access: _____ Parking: Garage; Underground, 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: Concrete																																																																																											
Legal: STRATA LOT 71, BLOCK 15, PLAN EPS2384, DISTRICT LOT 196, 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 V																																																																																												
Amenities: Club House, Elevator, In Suite Laundry, Playground, Storage Site Influences: Central Location, Recreation Nearby, Shopping Nearby Features: CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Sprinkler - Fire																																																																																												
Finished Floor (Main): 827 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 827 sq. ft. Unfinished Floor: 0 Grand Total: 827 sq. ft.	Units in Development: _____ Exposure: Northeast Mgmt. Co's Name: FRASER PROPERTY MANAGEMENT Maint Fee: \$673.94 Maint Fee Includes: Caretaker, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal	Tot Units in Strata: 81 Locker: Yes Storeys in Building: 11 Mgmt. Co's #: 604-466-7021 Council/Park Apprv?: _____																																																																																										
Suite: _____ Basement: None Crawl/Bsmt. Ht: _____ # of Levels: 1 # of Kitchens: 1 # of Rooms: 7	Bylaws Restrictions: Pets Allowed, Rentals Allowed Restricted Age: _____ # of Pets: _____ # or % of Rentals Allowed: _____ Cats: Yes Dogs: Yes Short Term (<1yr) Rnt/Lse Alwd?: Yes Short Term Lse-Details: AIR BNB ALLOWED																																																																																											
<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite?</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td>Kitchen</td> <td>15'3 x 5'</td> <td></td> <td></td> <td>x</td> <td>1</td> <td>Main</td> <td>3</td> <td>Yes</td> </tr> <tr> <td>Main</td> <td>Living Room</td> <td>12'4 x 10'2</td> <td></td> <td></td> <td>x</td> <td>2</td> <td>Main</td> <td>4</td> <td>No</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>15'3 x 7'4</td> <td></td> <td></td> <td>x</td> <td>3</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Primary Bedroom</td> <td>11'4 x 8'11</td> <td></td> <td></td> <td>x</td> <td>4</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Walk-In Closet</td> <td>5'2 x 5'1</td> <td></td> <td></td> <td>x</td> <td>5</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>11'1 x 7'1</td> <td></td> <td></td> <td>x</td> <td>6</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Patio</td> <td>8'3 x 5'1</td> <td></td> <td></td> <td>x</td> <td>7</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>x</td> <td>8</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?	Main	Kitchen	15'3 x 5'			x	1	Main	3	Yes	Main	Living Room	12'4 x 10'2			x	2	Main	4	No	Main	Dining Room	15'3 x 7'4			x	3				Main	Primary Bedroom	11'4 x 8'11			x	4				Main	Walk-In Closet	5'2 x 5'1			x	5				Main	Bedroom	11'1 x 7'1			x	6				Main	Patio	8'3 x 5'1			x	7									x	8					
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