

#653 - 955 East Hastings Street, Vancouver

\$569,900



Vancouver is at your doorstep at Strathcona Village with Downtown, Gastown, Chinatown, East Village & Commercial Drive within walking distance. North facing 1 Bedroom + Den + flex floorplan with 581 square feet of living space, plenty of windows, & an oversized balcony to enjoy your beautiful DIRECT & UNOBSTRUCTED views of the Harbour & the North Shore Mountains. Gourmet kitchen with stainless steel appliances, tons of counter & cabinet space with bar seating & den/office with for those who work from home. Updated include new laminate flooring & designer paint. Unit is move in ready! Amenities include fitness centre, meeting rooms, landscaped rooftop terrace & even garden plots to grow your own fruits/vegetables. 1 parking included.

KEY INFORMATION

ADDRESS: #653 - 955 E. Hastings Street, Vancouver

PRICE: \$569,900

AREA: Strathcona

TYPE: 1 Bedroom + 1 Bath + Office

SQ FT: 581 SF*

YEAR BUILT: 2018

TAX: \$1,905.27 (2025)

STRATA FEES: \$381.92

FEATURES

VIEWS: Harbour and Mountain Views

PARKING: 1(P4 - 75)

PETS: 2 Pets

RENTAL: Airbnb Allowed

ELEMENTARY: Admiral Seymour Elementary

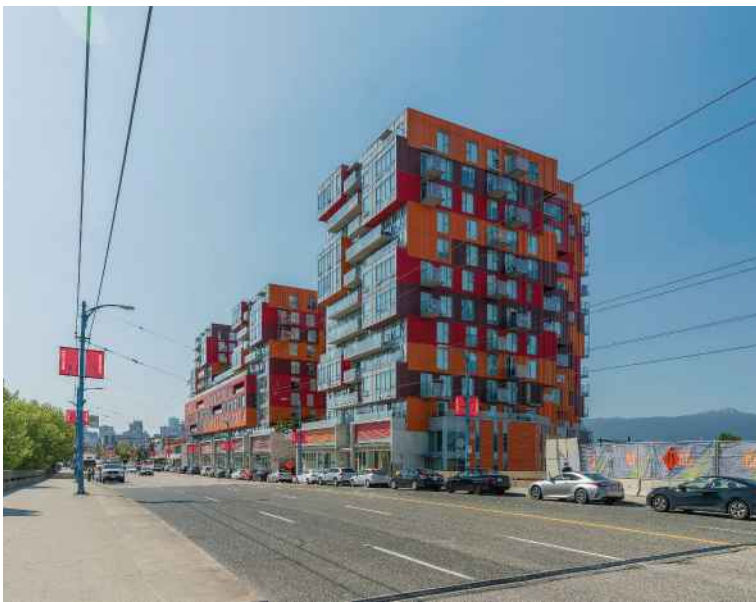
HIGH SCHOOL: Britannia Secondary

* Strata Plan shows 579 SF



Derek Kai PERSONAL REAL ESTATE CORPORATION
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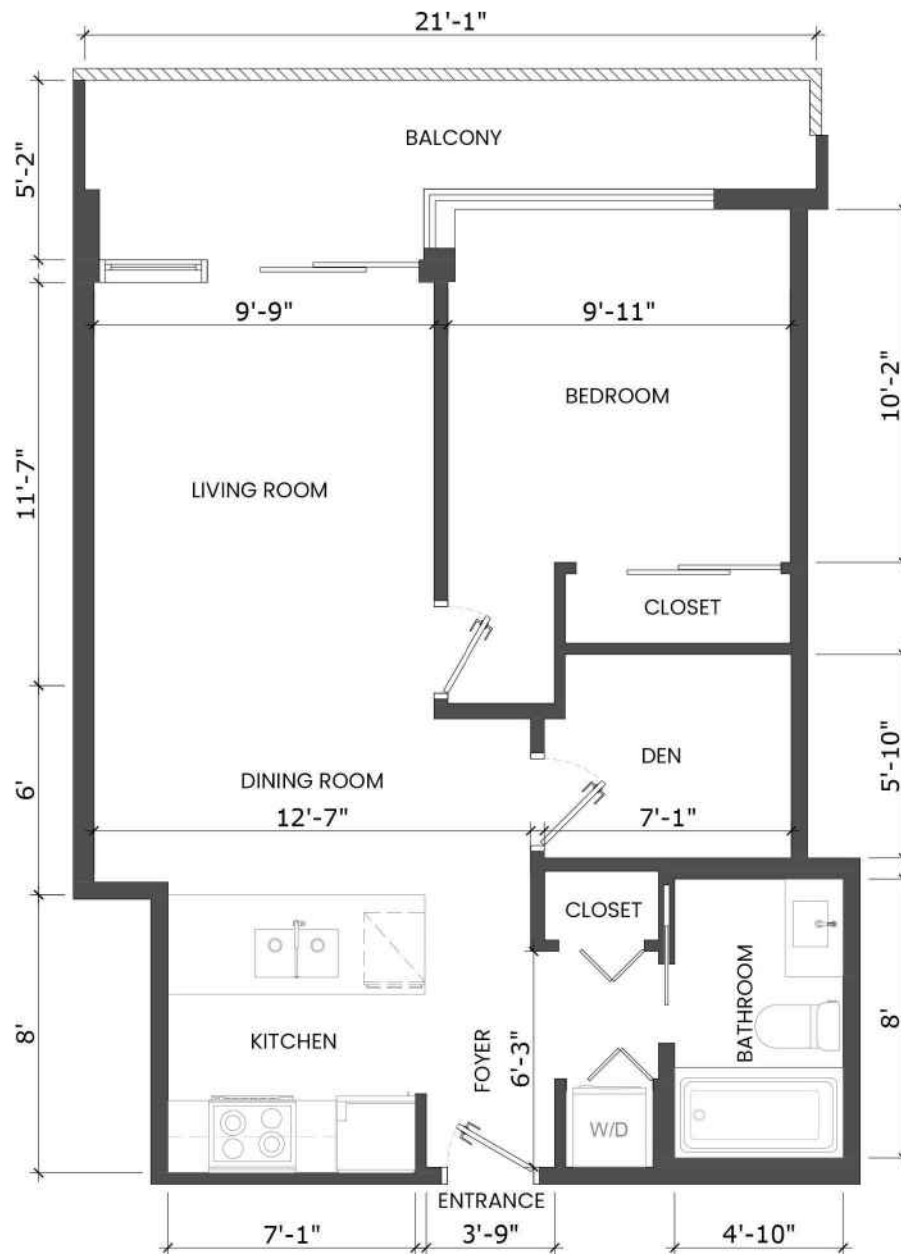


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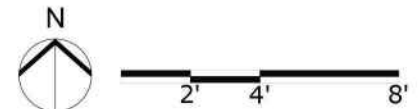
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653-955 EAST HASTINGS STREET, VANCOUVER, BC

MAIN FLOOR TOTAL: 581 SQ.FT.
BALCONY: 84 SQ. FT.



MAIN FLOOR PLAN
Ceiling Height: 8'-2"



* PERSONAL REAL ESTATE CORPORATION. THE FLOOR PLAN ILLUSTRATION IS NOT SUITABLE FOR CONSTRUCTION/ ARCHITECTURAL PURPOSES.
MEASUREMENTS ARE APPROXIMATE AND MAY NOT BE TO SCALE. E&O INSURED. FLOOR PLAN DESIGNED BY ISHOT.CA ENTERPRISES INC.
604-368-7979 ISHOT.CA

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

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Active
R3053185

Board: V
 Apartment/Condo

653 955 E HASTINGS STREET

Vancouver East
 Strathcona
 V6A 0G8

Residential Attached

\$569,900 (LP)

(SP)



Sold Date: If new, GST/HST inc?:
 Meas. Type: Bedrooms: **1**
 Frontage(feet): Bathrooms: **1**
 Frontage(metres): Full Baths: **1**
 Depth / Size (ft.): Half Baths: **0**
 Sq. Footage: **0.00**
 Flood Plain: P.I.D.: **030-459-907**
 View: **Yes : Unobstructed Water & Mountains**
 Complex / Subdiv: **STRATHCONA VILLAGE**
 First Nation
 Services Connctd: **Electricity, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$569,900**
 Approx. Year Built: **2018**
 Age: **7**
 Zoning: **CD-1**
 Gross Taxes: **\$1,905.27**
 For Tax Year: **2025**
 Tax Inc. Utilities?:
 Tour:

Style of Home: **1 Storey, Inside Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Mixed**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Baseboard**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

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

Legal: **STRATA LOT 82 DISTRICT LOT 181 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS4557 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNENTITLEDMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Bike Room, Elevator, Exercise Centre, Garden, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): **581**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **581 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **581 sq. ft.**

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

Units in Development:
 Exposure: **North**
 Mgmt. Co's Name: **First Service**
 Maint Fee: **\$381.92**
 Maint Fee Includes: **Caretaker, Garbage Pickup, Hot Water, Management, Recreation Facility, Snow removal**

Tot Units in Strata: **280** Locker: **No**
 Stores in Building: **11**
 Mgmt. Co's #: **604-683-8900**
 Council/Park Apprv?:

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: **Airbnb allowed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	8' x 7'1"				1	Main	4	No
Main	Dining Room	6' x 12'7"				2			
Main	Living Room	11'7' x 9'9"				3			
Main	Bedroom	10'2' x 9'11"				4			
Main	Den	7'1' x 5'10"				5			
Main	Patio	21'1' x 5'2"				6			
		x				7			
		x				8			

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

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