



Presented by: **Jason Dryburgh PREC***

Keller Williams Elite Realty
Phone: 604-839-3004
https://MRKTrealtors.com
jason@mrktrealtors.com



Active
R2633550 **1609 4815 ELDORADO MEWS** Residential Attached
Board: V Vancouver East **\$418,800 (LP)**
Apartment/Condo Collingwood VE (SP) **M**
VSR 0B2



Sold Date: If new, GST/HST inc?: Original Price: **\$418,800**
Meas. Type: Bedrooms: **1** Approx. Year Built: **2013**
Frontage(feet): Bathrooms: **1** Age: **8**
Frontage(metres): Full Baths: **1** Zoning: **CD-1**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,215.76**
Sq. Footage: **0.00** P.I.D.: **029-023-564** For Tax Year: **2021**
Flood Plain: View: **Yes : City & Mountain** Tax Inc. Utilities?: **No**
Complex / Subdiv: **2300 KINGSWAY** Tour:
Services Connctd: **Electricity, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Corner Unit, Upper Unit**
Construction: **Concrete**
Exterior: **Glass, Mixed**
Foundation: **Concrete Perimeter**
Renovations: Reno. Year: Total Parking: **1** Covered Parking: **1** Parking Access:
of Fireplaces: **0** R.I. Fireplaces: Parking: **Garage Underbuilding**
Fireplace Fuel: Rain Screen: Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
Fuel/Heating: **Electric** Metered Water: Title to Land: **Freehold Strata**
Outdoor Area: **Patio(s) & Deck(s)** R.I. Plumbing: Property Disc.: **Yes**
Type of Roof: **Other** Floor Finish: **Laminate**
Fixtures Leased: :
Fixtures Rmvd: **No** :

Legal: **STRATA LOT 128, PLAN EPS1133, DISTRICT LOT 393, 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, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main): **435** Units in Development: **335** Tot Units in Strata: Locker: **Yes**
Finished Floor (Above): **0** Exposure: Storeys in Building:
Finished Floor (AbvMain2): **0** Mgmt. Co's Name: **Tribe Management** Mgmt. Co's #: **604-343-2601**
Finished Floor (Below): **0** Maint Fee: **\$248.11** Council/Park Apprv?:
Finished Floor (Basement): **0** Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Snow removal, Water**
Finished Floor (Total): **435 sq. ft.**
Unfinished Floor: **0**
Grand Total: **435 sq. ft.**
Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Suite: Restricted Age: # of Pets: Cats: Dogs:
Basement:**None** # or % of Rentals Allowed:
Crawl/Bsmt. Ht: # of Levels: **1** Short Term(<1yr)Rnt/Lse Alwd?: **No**
of Kitchens: **1** # of Rooms: **4** Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	10'2 x 5'1			x	1	Main	4	No
Main	Kitchen	11'0 x 5'0			x	2			
Main	Living Room	12'4 x 12'5			x	3			
Main	Bedroom	8'11 x 7'1			x	4			
		x			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Keller Williams Elite Realty**

CITY & COLOUR. Highlights of a stunning & immaculate upper corner home at 2300 KINGSWAY.. SPACE! Don't let the size fool you. Perfectly appointed + lives much larger! Enjoy dramatic SouthWest views, bright+airy living through expansive floor/ceiling windows. Functional bedroom w/pass thru to living or spacious covered patio w/dramatic city lights+mountain backdrop. DESIGN! Absolutely spotless-move in+enjoy! Rich scraped engineered hardwood. Gourmet galley kitchen w/updated stainless apps inc/gas range! Ample storage in-suite+locker below. 1 parking stall. INVEST! Awesome starter home in CONCRETE hi-rise under 10 years young. Perfect for long term holding w/strong rental demand or lifestyle play. Gym+Clubhouse. HOOD! Trout Lake, Nanaimo skytrain, shopping+restos right out your door!

REA Full Public The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'. 11/16/2021 12:57 PM
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1609-4815 ELDORADO MEWS | VANCOUVER

604 465 1850 team@MRKTrealtors.com MRKTrealtors.com



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REAL ESTATE GROUP

JASON DRYBURGH
PERSONAL REAL ESTATE CORPORATION
604-839-3004 jason@MRKTrealtors.com

OWN
YOUR
MARKET

#1609-4815 Eldorado Mews,
Vancouver, B.C.

Main Floor:	435 sq.ft.
Ceiling Height:	8'-0"
Auxiliary Area	
Balcony:	37 sq.ft.

