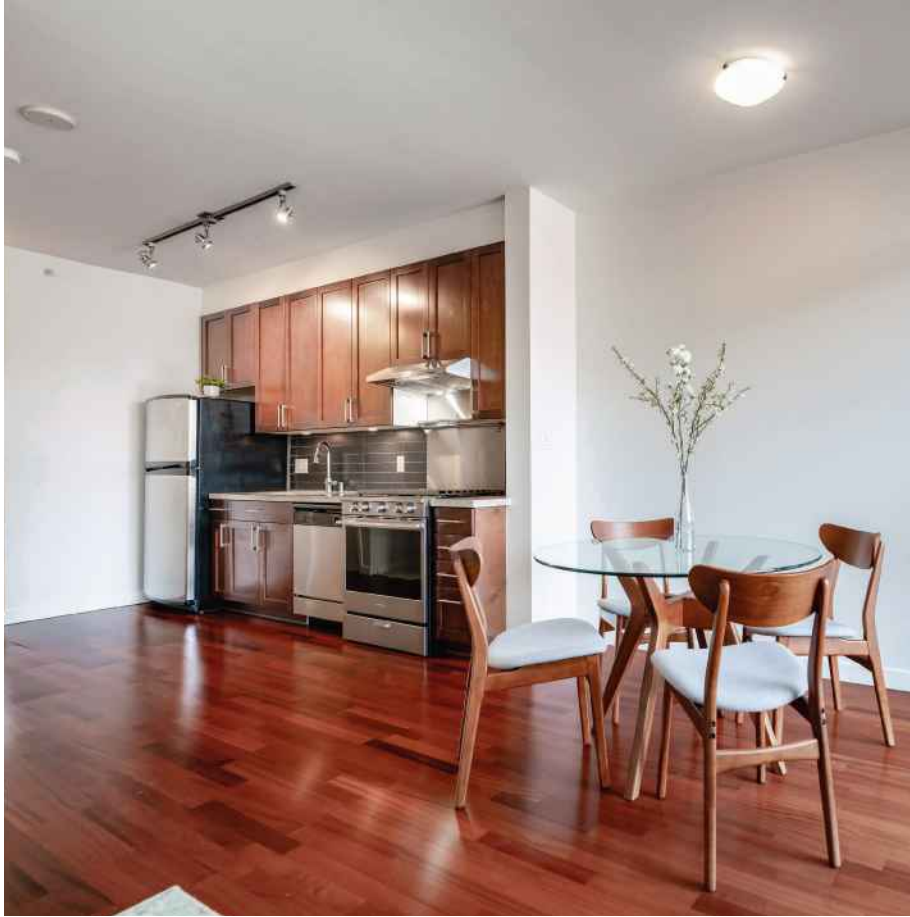


#306 - 2055 Yukon Street, Vancouver

\$748,900



Welcome to the Montreux in False Creek!

Your LARGE 1 bedroom + Den (Possible 2nd bedroom) + Office + Flex is perfect for those looking for more space with a home office (or two) with windows! Bright and well laid out, your home offers 9'over height flattened ceilings, an open concept living/dining area, hardwood floors, fireplace, heated floors in the bathroom & a balcony. Upgraded Chef's kitchen with stainless steel whirlpool appliances & an updated 5 burner gas stove with hood fan. Montreux is located at the foot of Cambie Village, steps from the Canada Line, Seawall, Olympic Village & all the wonderful restaurants, cafes, grocery stores, & entertainment False Creek & Cambie have to offer. Amenities include exercise room, meeting room & a beautiful peaceful courtyard. 1 Parking included.

KEY INFORMATION

ADDRESS: #306 - 2055 Yukon Street, Vancouver

PRICE: \$748,900

AREA: False Creek

TYPE: 1 Bdrm + 1 Bath + Den + Office + Flex + Balc

SQ FT: 751 SF + 30 SF Balcony

YEAR BUILT: 2006

TAX: \$1,981.46 (2021)

STRATA FEES: \$331.91

FEATURES

VIEWS: City Views

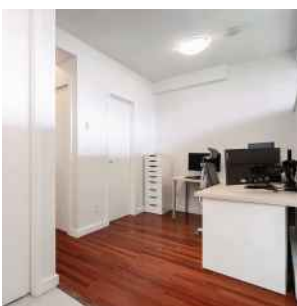
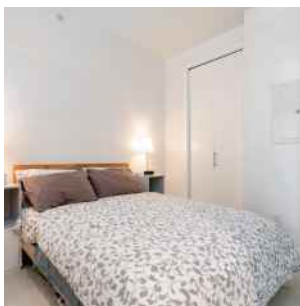
PARKING: 1 (P2 - 40)

PETS: 1 Pets

RENTAL: Minimum 12 months

ELEMENTARY: Simon Fraser Elementary

HIGH SCHOOL: Eric Hamber Secondary



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

rennie



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 expertliving.ca

rennie

306 - 2055 YUKON STREET, VANCOUVER, BC

MAIN FLOOR TOTAL: 751 SQ. FT.

BALCONY: 30 SQ. FT.



MAIN FLOOR PLAN
Ceiling Height: 9'-0"

floor plan designed by ishot.ca Enterprises Inc.
604.368.7979 ishot.ca



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Presented by:
Derek Kai PREC*

Rennie & Associates Realty Ltd.
Phone: 604-868-1666

dkai@rennie.com

rennie

Active
R2601430

Board: V
Apartment/Condo

306 2055 YUKON STREET

Vancouver West
False Creek
V5Y 4B7

Residential Attached

\$748,900 (LP)

(SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$748,900**
Meas. Type: Bedrooms: **1** Approx. Year Built: **2006**
Frontage(feet): Bathrooms: **1** Age: **15**
Frontage(metres): Full Baths: **1** Zoning: **C-3A**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,981.46**
Sq. Footage: **0.00** For Tax Year: **2021**
Flood Plain: P.I.D.: **026-602-334** Tax Inc. Utilities?: **No**
View: **Yes : CITY VIEW** Tour: **Virtual Tour URL**
Complex / Subdiv: **MONTREUX**
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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: **Mixed**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

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

Legal: **STRATA LOT 30, PLAN BCS1729, DISTRICT LOT 302, 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: **Bike Room, Exercise Centre, Garden, In Suite Laundry**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
Features: **CltHwsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Sprinkler - Fire**

Finished Floor (Main): **751**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **751 sq. ft.**
Unfinished Floor: **0**
Grand Total: **751 sq. ft.**

Units in Development:
Exposure: **North**
Mgmt. Co's Name: **AWM ALLIANCE**
Maint Fee: **\$331.91**
Maint Fee Includes: **Caretaker, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**

Tot Units in Strata: **92** Locker: **No**
Storeys in Building:
Mgmt. Co's #: **604-685-3227**
Council/Park Apprv?:

Suite:
Basement: **None**
Crawl/Bsmt. Ht:
of Kitchens: **1** # of Levels: **1** # of Rooms: **7**

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

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

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

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REA Full Public
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07/22/2021 03:41 PM



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