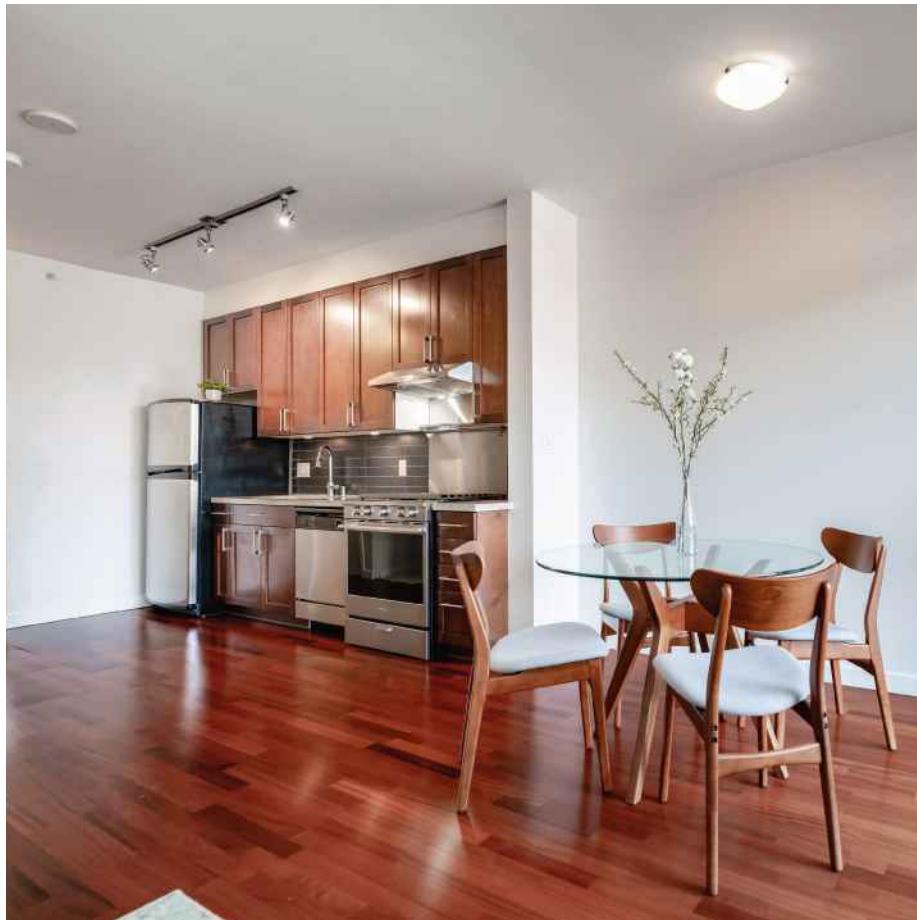


#306 - 2055 Yukon Street, Vancouver

\$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 - 4O)

PETS: 1 Pets

RENTAL: Minimum 12 months

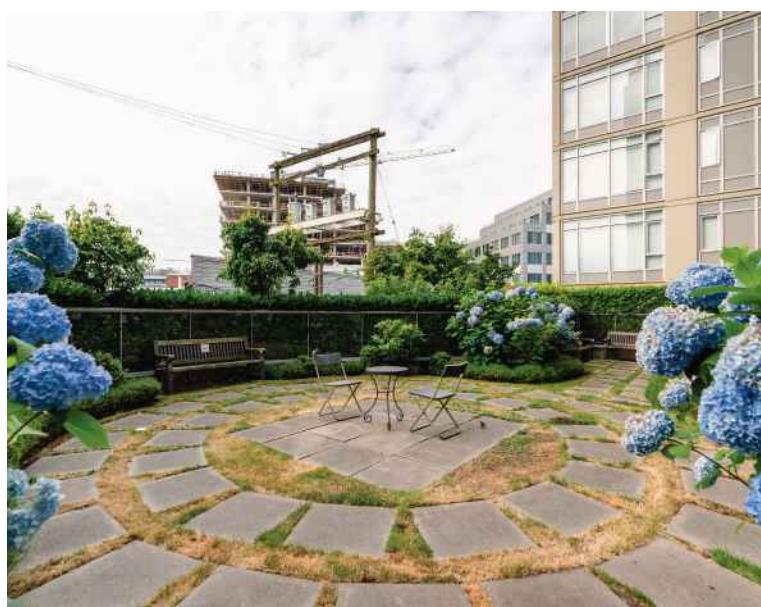
ELEMENTARY: Simon Fraser Elementary

HIGH SCHOOL: Eric Hamber Secondary



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

rennie



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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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expertliving.ca

rennie

Presented by:

Derek Kai PREC*

Rennie & Associates Realty Ltd.

Phone: 604-868-1666

dkai@rennie.com

rennie**Active**
R2601430Board: 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: **CltWsh/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 Levels: **1**
 # of Kitchens: **1** # of Rooms: **7**

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

Cats: **Yes** Dogs: **Yes**

Floor Type Dimensions
Main Kitchen **12'4 x 8'6**
Main Living Room **11'9 x 9'11**
Main Dining Room **9'11 x 6'7**
Main Master Bedroom **10'10 x 7'11**
Main Den **8'1 x 7'4**
Main Office **7'7 x 3'8**
Main Flex Room **7'7 x 4'10**
 x

Floor Type Dimensions
 x 1
 x 2
 x 3
 x 4
 x 5
 x 6
 x 7
 x 8

Floor # of Pieces
Main **4**
 Ensuite? **No**

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

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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'. 07/22/2021 03:41 PM
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