

#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



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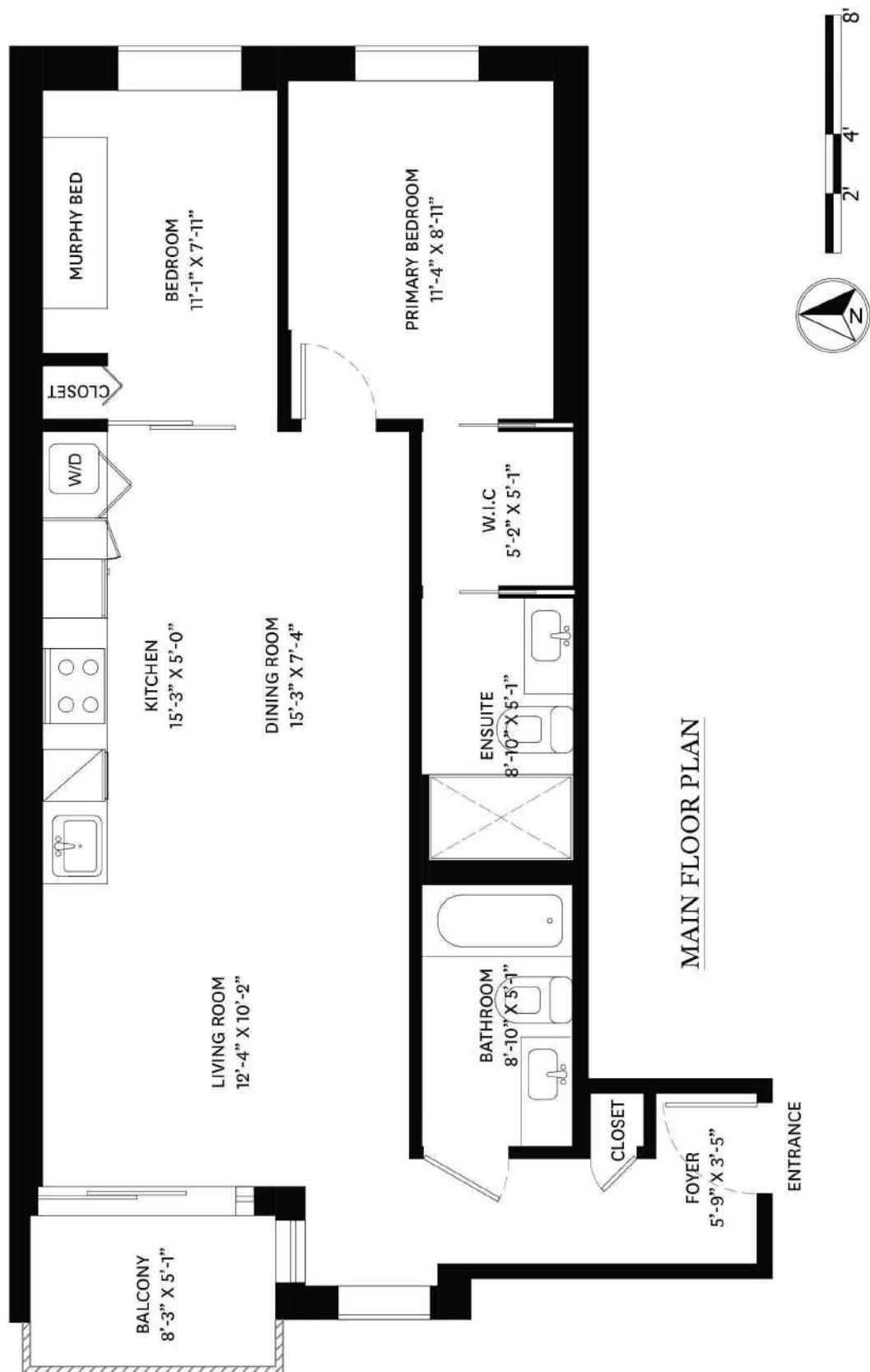


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908-189 KEEFER STREET, VANCOUVER, BC

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.
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Active
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Board: V
 Apartment/Condo

**908 189 KEEFER STREET**

Vancouver East
 Downtown VE
 V6A 0C8

Residential Attached

\$849,900 (LP)
 (SP)

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		For Tax Year: 2022
Flood Plain:	P.I.D.: 029-498-724	Tax Inc. Utilities?: No
View: Yes :DOWNTOWN & MOUNTAIN VIEWS	Complex / Subdiv: KEEFER BLOCK	Tour:
First Nation		
Services Connctd:	Electricity, Natural Gas, Sanitary Sewer, Water	
City/Municipal		Water Supply: City/Municipal
Sewer Type:		

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

Renovations:

of Fireplaces: **0** R.I. Fireplaces:Fireplace Fuel: **None**Fuel/Heating: **Baseboard, Electric**Outdoor Area: **Balcony(s), Rooftop Deck**Type of Roof: **Other**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

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

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**
 Restricted Age:
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **Yes**
 Short Term Lse-Details: **AIR BNB ALLOWED**

of Pets: Cats: **Yes** Dogs: **Yes**

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			x	8			

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

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