



Presented by:
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Active
R2796994
Board: V
Apartment/Condo

319 2888 E 2ND AVENUE

Vancouver East
Renfrew VE
V5M 1E3

Residential Attached
\$729,000 (LP)
(SP)



#319 2888 E.2ND

Sold Date: Frontage (feet): Original Price: **\$729,000**
Meas. Type: Frontage (metres): Approx. Year Built: **2012**
Depth / Size (ft.): Bedrooms: **2** Age: **11**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **C-2C1**
Flood Plain: Full Baths: **2** Gross Taxes: **\$1,922.76**
Council Apprv?: Half Baths: **0** For Tax Year: **2022**
Exposure: Maint. Fee: **\$455.42** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **029-083-699**
Mgmt. Co's Name: **Wynford** Tour: **Virtual Tour URL**
Mgmt. Co's Phone:
View: **Yes: City**
Complex / Subdiv: **SESAME**
Services Connected: **Community, Sanitary Sewer**
Sewer Type: **City/Municipal**

Style of Home: Corner Unit, Upper Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Lane
Construction: Frame - Wood	Parking: Garage; Underground		Locker: Y
Exterior: Concrete			Dist. to School Bus: Close
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: Close	Total Units in Strata:
Rain Screen:	R.I. Plumbing:	Units in Development: 61	
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: No	
Fireplace Fuel:	R.I. Fireplaces:	Fixtures Leased: :	
Fuel/Heating: Electric	# of Fireplaces: 0	Fixtures Rmvd: :	
Outdoor Area: Balcny(s) Patio(s) Dck(s), Rooftop Deck		Floor Finish: Laminate, Other, Tile	
Type of Roof: Torch-On			

Maint Fee Inc: **Caretaker, Gardening, Hot Water, Management**
Legal: **STRATA LOT 44, BLOCK 47, PLAN EPS1418, DISTRICT LOT THSL, SECTION 32, 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**
Amenities: **Bike Room, Elevator, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Intercom, Security - Roughed In, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'11 x 7'7			x			x
Main	Bedroom	10'6 x 10'			x			x
Main	Kitchen	10'2 x 13'6			x			x
Main	Primary	9'6 x 12'			x			x
Main	Living Room	12'3 x 12'5			x			x
Main	Den	6'3 x 5'8			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 882	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 882 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 882 sq. ft.				7				
				8				

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

Top 5 reasons this condo will move quick. #1. LOCATION - Super central area & close to T&T market, lots of good eats, shopping & transit. #2. BUILDING - The Sesame is a well run building with an amazing roof top deck. Lots of bike storage, visitor parking & 1 elevator. #3. LAY-OUT - This smart floor plan has 2 good size bedrooms, 2 baths + great den/office/study. The open kitchen flows nicely into the dining/living area and on to the patio which over looks Renfrew. #4. EXTRAS - Laminate flooring, tons of storage, in-suite laundry, roller blinds, stainless steel appliances, under-mount sink, quartz counters, subway tiled backsplash & two ton cabinetry. Rentals allowed. #5. PRICE - All this for under \$730K is unheard of. Includes 1 parking + 1 storage. Open House Sat/Sun 15 & 16 12:00-2:00.