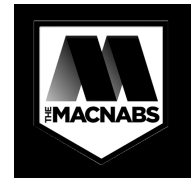




Presented by:  
**Craig Johnston PREC\***

The Macnabs Team  
Royal LePage Elite West  
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**Active**  
**R2966187**  
Board: V  
Apartment/Condo

**303 2009 E HASTINGS STREET**

Vancouver East  
Hastings  
V5L 1T9

Residential Attached

**\$799,900** (LP)   
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$799,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>2010</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>15</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>C-2C1</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,006.50</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>028-280-733</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes : Northshore Mtns + Downtown</b>	Tour:	
Complex / Subdiv: <b>HASTINGS COURT</b>		
First Nation:		
Services Connctd: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **1 Storey, Penthouse**  
Construction: **Frame - Wood**  
Exterior: **Concrete, Fibre Cement Board**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s), Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Torch-On**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane, Rear**  
Parking: **Add. Parking Avail., Garage Underbuilding, Visitor Parking**  
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 6, PLAN BCS3901, DISTRICT LOT 184, 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: **Elevator, In Suite Laundry**

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

Finished Floor (Main):	<b>831</b>
Finished Floor (Above):	<b>0</b>
Finished Floor (AbvMain2):	<b>0</b>
Finished Floor (Below):	<b>0</b>
Finished Floor (Basement):	<b>0</b>
Finished Floor (Total):	<b>831 sq. ft.</b>
Unfinished Floor:	<b>0</b>
Grand Total:	<b>831 sq. ft.</b>

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **8**

Units in Development:  
Exposure: **Northwest**  
Mgmt. Co's Name: **Fort Park**  
Maint Fee: **\$520.26**  
Maint Fee Includes: **Caretaker, Gardening, Management, Snow removal**

Tot Units in Strata:  
Storeys in Building:  
Mgmt. Co's #:  
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**  
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**  
# or % of Rentals Allowed:  
Short Term (<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	5'4 x 9'0			x	1	Main	4	No
Main	Den	3'4 x 7'5			x	2	Main	4	Yes
Main	Kitchen	6'2 x 9'1			x	3			
Main	Bedroom	8'3 x 15'8			x	4			
Main	Dining Room	11'3 x 6'10			x	5			
Main	Living Room	11'3 x 11'1			x	6			
Main	Primary Bedroom	8'8 x 11'7			x	7			
Main	Patio	18'3 x 6'6			x	8			

Listing Broker(s): **Royal LePage Elite West**

**CHECK OUT this Top Floor 2 bedroom + 2 bathroom corner unit with spectacular views of the North Shore mountains, the Burrard intel and sunset views of Downtown Vancouver. Perfectly situated in the up and coming Hastings area close to breweries, restaurants, coffee shops and easy access too highway and close drive to the big city. The lay-out has two separated bedrooms with their own bathrooms. The kitchen is long and linear with an open concept towards the living and dining. The patio faces the mountains where you can personally check the snow report. There is another small patio out front and an in-suite storage room. See 3D floor plan for more. The price is sharp under \$800K and only \$962 per sq.ft. Comes with underground storage locker and a secured parking stall. Open House This Weekend**