



Presented by:
Craig Johnston PREC*

The Macnabs Team
Royal LePage Elite West
Phone: 604-202-6092

craig@thamacnabs.com



Active
R3060582

Board: V
Apartment/Condo

1604 5058 JOYCE STREET

Vancouver East
Collingwood VE
V5R 0J9

Residential Attached

\$599,900 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$599,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2020
Frontage(feet):	Bathrooms: 1	Age: 5
Frontage(metres):	Full Baths: 1	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,123.55
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 031-429-017	Tax Inc. Utilities?:
View: Yes :CITY SKYLINE		Tour: Virtual Tour URL
Complex / Subdiv: JOYCE		
First Nation:		
Services Connctd: Community, Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Concrete, Glass**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel:
Fuel/Heating: **Heat Pump**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

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

Total Parking: Covered Parking: Parking Access: **Rear**
Parking: **Garage Underbuilding, Visitor Parking**
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Tile, Wall/Wall/Mixed, Carpet**

Legal: **STRATA LOT 134, PLAN EPS7496, DISTRICT LOT 51, 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: **Air Cond./Central, Bike Room, Elevator, Exercise Centre, In Suite Laundry, Concierge**

Site Influences: **Central Location, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Intercom, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): **623**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **623 sq. ft.**
Unfinished Floor: **0**
Grand Total: **623 sq. ft.**

Units in Development: **256**
Exposure: **East**
Mgmt. Co's Name: **FIRST SERVICE RESIDENTIAL**
Maint Fee: **\$426.46**
Maint Fee Includes: **Electricity, Garbage Pickup, Gas, Management, Water**

Tot Units in Strata: **256** Locker:
Storeys in Building: **29**
Mgmt. Co's #: **855-683-8900**
Council/Park Apprv?:

Suite:
Basement: **None**
Crawl/Bsmt. Ht.:
of Kitchens: **1**

of Levels: **1**
of Rooms: **6**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age:
of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: **100%**
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 4'9			x	1	Main	5	No
Main	Flex Room	5'6 x 5'0			x	2			
Main	Kitchen	12'2 x 5'5			x	3			
Main	Living Room	14'5 x 8'0			x	4			
Main	Primary Bedroom	8'10 x 9'8			x	5			
Main	Bedroom	8'7 x 8'6			x	6			
		x			x	7			
		x			x	8			

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

Welcome to Joyce by Westbank—an impeccably designed 2-bedroom, 1-bath home in a vibrant, transit-friendly community steps from Joyce-Collingwood SkyTrain, parks, shops, and local eateries. Enjoy a modern kitchen with quartz countertops and Bosch appliances, air-conditioning, and triple-glazed windows for year-round comfort. The 28' x 7' balcony is perfect for BBQs and summer lounging. Residents enjoy rooftop lounges, private work pods, a fitness centre, entertainment spaces, bike room, and concierge service. Ideal for first-time buyers, downsizers, or investors. All this for under \$600K—crazy, I know! Open House Sat (25) 2–4PM & Sun (26) 12–1PM. Don't miss it!