



Presented by:
Jordan Macnab PREC*

Royal LePage Elite West
Phone: 604-551-5695
<http://www.themacnabs.com>
jordan@theMACNABs.com



Active
R3162144

Board: V
Townhouse

3088 QUEBEC STREET

Vancouver East
Mount Pleasant VE
V5T 3B1

Residential Attached

\$1,329,000 (LP)
(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council
Exposure:
If new, GST/HST inc?: **Yes**

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **3**
Full Baths: **2**
Half Baths: **1**
Maint. Fee: **\$638.35**

Original Price: **\$1,329,000**
Approx. Year Built: **2008**
Age: **18**
Zoning: **RT-10**
Gross Taxes: **\$4,201.56**
For Tax Year: **2026**
Tax Inc. Utilities?:
P.I.D.: **027-480-283**
Tour: **Virtual Tour URL**

Mgmt. Co's Name: **Fort Park**
Mgmt. Co's Phone: **604-447-7275**

View: **:**
Complex / Subdiv: **Quebec Corner**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric, Radiant**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Torch-On**

Reno. Year:
R.I. Plumbing:

Metered Water:
R.I. Fireplaces: **0**
of **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage; Underground**
Locker: **Y**
Dist. to Public Transit: **Close**
Units in Development: **9** Dist. to School Bus: **Close**
Title to Land: **Freehold Strata** Total Units in Strata: **9**
Property Disc.: **Yes**
Fixtures **:**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management**
Legal: **STRATA LOT 2, PLAN BCS2864, 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 V**
Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Microwave, Security - Roughed In, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'1 x 11'1			x			x
Main	Dining Room	8'4 x 14'8			x			x
Main	Flex Room	10'1 x 8'3			x			x
Main	Living Room	12'10 x 12'6			x			x
Main	Primary	9'10 x 11'1			x			x
Main	Walk-In Closet	4'4 x 11'4			x			x
Main	Foyer	6'2 x 6'5			x			x
Below	Bedroom	9'8 x 9'10			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	878	# of Rooms: 8	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	292	# of Pets: 2	Cats: Yes	Dogs: Yes	3	Below	3	No	Pool:
Finished Floor (Total):	1,170 sq. ft.	# or % of Rentals Allowed: 100			4				Garage Sz:
		Bylaws: Pets Allowed			5				Grg Dr Ht:
Unfinished Floor:	0				6				
Grand Total:	1,170 sq. ft.	Basement: Fully Finished			7				
					8				

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

QUEBEC CORNER - a quiet, tree-lined pocket just west of Main, with unbeatable walkability to everything Main Street has to offer. This 2 bed/3 bath townhome offers 1,170 sq ft across 2 levels in a reverse-plan layout, with over-height ceilings & floor-to-ceiling windows carrying light front to back. White quartz counters, glass tile backsplash, bamboo flooring & updated cabinetry throughout. Upstairs offers the main living space plus a flex room & primary suite with walk-in closet & ensuite; the second bedroom sits below with its own full bath & direct garage entrance. Fenced patio, in-suite laundry & a storage locker round it out. Small 9-unit strata, \$638.35 fees, pets & rentals both allowed. Sneak Peek Thurs 6:00-7:00pm + Open House Sunday 2:00-4:00pm.