

#2414 - 610 Granville Street, Vancouver

\$689,900



Live at the Highly Coveted Hudson!

Everything Downtown Vancouver has to offer is at your doorstep, this building has DIRECT ACCESS to Skytrain and Pacific Centre Mall. You'll feel right at home in this perfectly laid out, bright East facing 1 Bed + Den/Flex home featuring no wasted space, bar seating in Kitchen, master bedroom with walk-in closet, cheater ensuite and a balcony with gorgeous PANORAMIC views from the North Shore Mountains to Brentwood, Mount Baker and beyond! Access excellent building amenities including 24 HR concierge, meeting room, a lounge with kitchen, gym and EV charging station. ZONED LIVE/WORK. 1 parking included.

KEY INFORMATION

ADDRESS: #2414 - 610 Granville Street

PRICE: \$689,900

AREA: Downtown

TYPE: 1 Bedroom + 1 Bathroom + Den/Flex + Balcony

SQ FT: 541 SF + 54 SF Balcony

YEAR BUILT: 2006

STRATA FEES: \$242.60

FEATURES

VIEWS: East - Unobstructed Views

PARKING: #125

PETS: 1 Pet

RENTAL: Minimum 1 Month

ELEMENTARY: Crosstown Elementary

HIGH SCHOOL: King George Secondary



Derek Kai PERSONAL REAL ESTATE CORPORATION
604.868.1666
dkai@rennie.com
expertliving.ca

rennie



Derek Kai Personal Real Estate Corporation
604.868.1666
dkai@rennie.com
expertliving.ca

rennie

2414 - 610 GRANVILLE STREET, VANCOUVER, BC

MAIN FLOOR TOTAL: 541 SQ. FT.
BALCONY: 54 SQ. FT.



Derek Kai Personal Real Estate Corporation
604.868.1666
dkai@rennie.com
expertliving.ca

rennie

Presented by:
Derek Kai PREC*
 Rennie & Associates Realty Ltd.
 Phone: 604-868-1666
 dkai@rennie.com

rennie

Active
R2572778
 Board: V
 Apartment/Condo

2414 610 GRANVILLE STREET

Vancouver West
 Downtown VW
 V6C 3T3

Residential Attached

\$689,900 (LP)

(SP) 



Sold Date:	Frontage (feet):	Original Price: \$689,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 2006
Depth / Size (ft.):	Bedrooms: 1	Age: 15
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: CD-1
Flood Plain:	Full Baths: 1	Gross Taxes: \$1,810.99
Council Apprv?:	Half Baths: 0	For Tax Year: 2020
Exposure: East	Maint. Fee: \$242.60	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 026-829-584
Mgmt. Co's Name: MACDONALD		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-736-5611		
View: Yes: OPEN CITY VIEWS W/ WATER & MTN		
Complex / Subdiv: THE HUDSON		
Services Connected: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: Live/Work Studio, Upper Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Rear
Construction: Concrete	Parking: Garage Underbuilding		
Exterior: Concrete, Glass, Mixed			
Foundation: Concrete Perimeter			
Rain Screen:	Reno. Year:	Locker: N	
Renovations:	R.I. Plumbing:	Dist. to School Bus: NEAR	
Water Supply: City/Municipal	Metered Water:	Total Units in Strata: 432	
Fireplace Fuel: None	R.I. Fireplaces:		
Fuel/Heating: Baseboard, Electric	# of Fireplaces: 0		
Outdoor Area: Balcony(s)			
Type of Roof: Other	Property Disc.: Yes		
	Fixtures Leased: :		
	Fixtures Rmvd: No		
	Floor Finish: Mixed		
Maint Fee Inc: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility			
Legal: STRATA LOT 314, PLAN BCS2044, DISTRICT LOT 541, 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, Exercise Centre, In Suite Laundry, Concierge			
Site Influences: Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby			
Features: ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Sprinkler - Fire			

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'7 x 7'5			x			x
Main	Living Room	11' x 6'3			x			x
Main	Dining Room	10'8 x 6'3			x			x
Main	Master Bedroom	10'2 x 8'7			x			x
Main	Den	7'6 x 4'			x			x
Main	Walk-In Closet	6'9 x 5'8			x			x
Main	Patio	13'1 x 4'7			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 541	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath: 1	Floor: Main	# of Pieces: 4	Ensuite?: Yes	Outbuildings:
Finished Floor (Above): 0	Crawl/Bsmt. Height:			2				Barn:
Finished Floor (Below): 0	Restricted Age:			3				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 1	Cats: Yes	Dogs: Yes	4				Pool:
Finished Floor (Total): 541 sq. ft.	# or % of Rentals Allowed:			5				Garage Sz:
Unfinished Floor: 0	Bylaws: Pets Allowed w/Rest., Rentals Allowed			6				Grg Dr Ht:
Grand Total: 541 sq. ft.	Basement: None			7				
				8				

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

Live at the Highly Coveted Hudson! Everything Downtown Vancouver has to offer is at your doorstep, this building has DIRECT ACCESS to Skytrain and Pacific Centre Mall. You'll feel right at home in this perfectly laid out, bright East facing 1 Bed + Den/Flex home featuring no wasted space, bar seating in Kitchen, master bedroom with walk-in closet, cheater ensuite and a balcony with gorgeous PANORAMIC views from the North Shore Mountains to Brentwood, Mount Baker and beyond! Access excellent building amenities including 24 HR concierge, meeting room, a lounge with kitchen, gym and EV charging station. ZONED LIVE/WORK. 1 parking included.

REA Full Public The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'. 04/27/2021 07:42 PM



Derek Kai Personal Real Estate Corporation
 604.868.1666
 dkai@rennie.com
 expertliving.ca

rennie