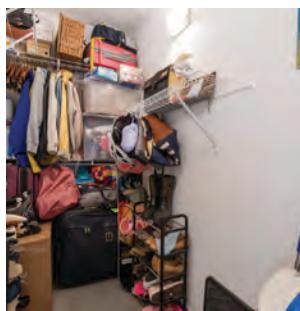


# #2414 - 610 Granville Street, Vancouver

\$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

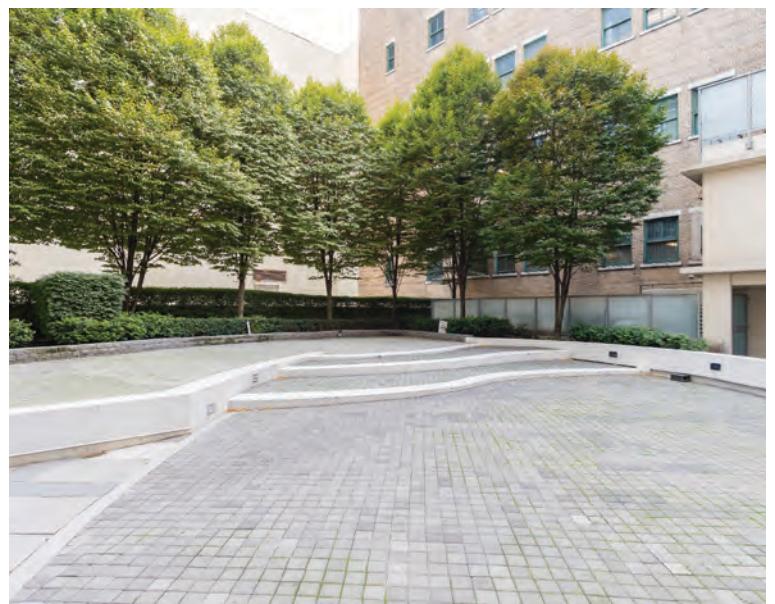
ELEMENTARY: Crosstown Elementary

HIGH SCHOOL: King George Secondary



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

**rennie**

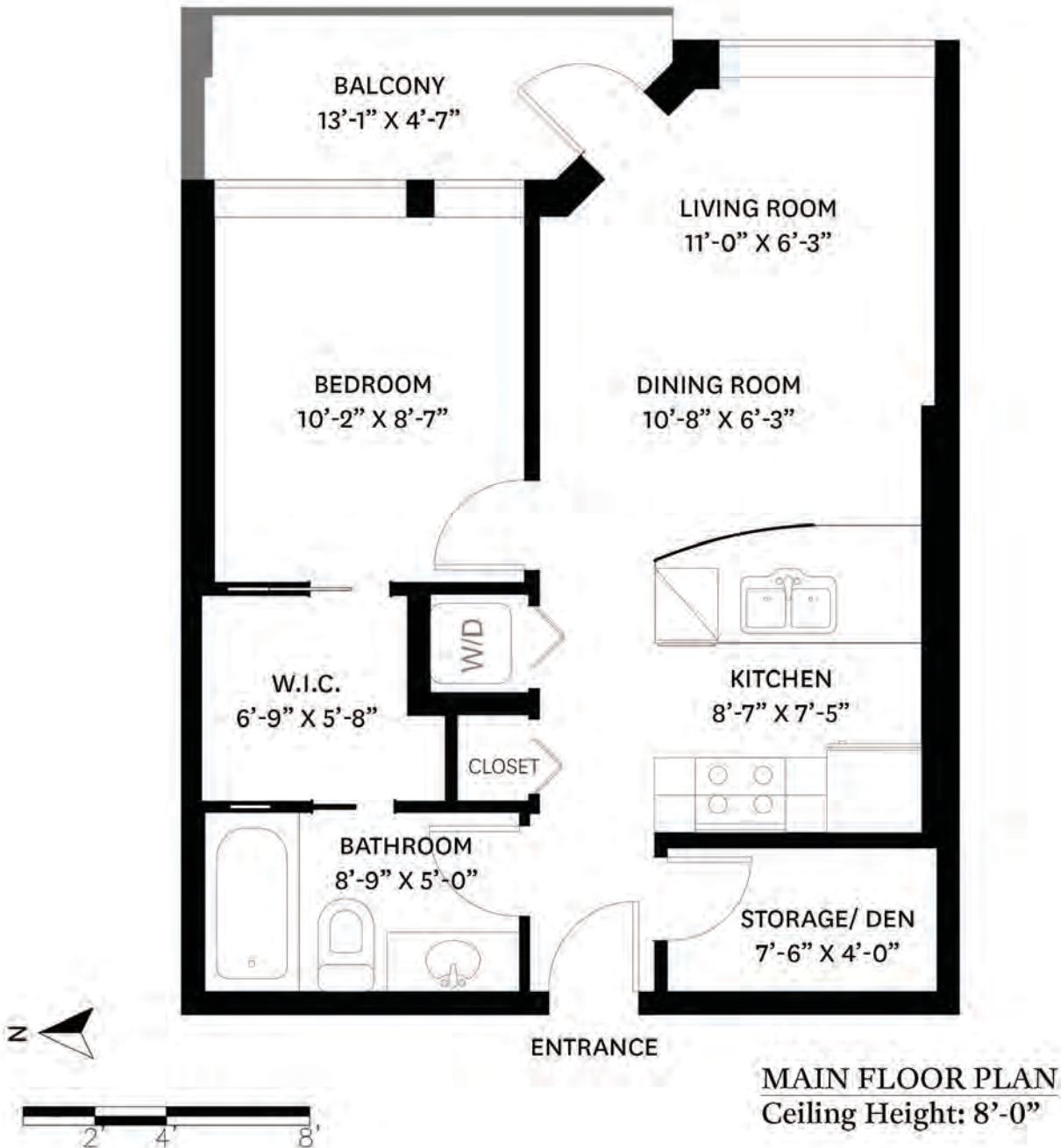


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# 2414 - 610 GRANVILLE STREET, VANCOUVER, BC

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



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

Style of Home: **Live/Work Studio, Upper Unit**Construction: **Concrete**Exterior: **Concrete, Glass, Mixed**Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

Water Supply: **City/Municipal**Fireplace Fuel: **None**Fuel/Heating: **Baseboard, Electric**Outdoor Area: **Balcony(s)**Type of Roof: **Other**Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**Parking: **Garage Underbuilding**Locker: **N**Dist. to School Bus: **NEAR**Total Units in Strata: **432**

Reno. Year:

R.I. Plumbing:

Metered Water:

R.I. Fireplaces:

# of Fireplaces: **0**Dist. to Public Transit: **NEAR**

Units in Development:

Title to Land: **Freehold Strata**Property Disc.: **Yes**Fixtures Leased: **:**Fixtures Rmvld: **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	<b>Kitchen</b>	<b>8'7 x 7'5</b>			x			x
Main	<b>Living Room</b>	<b>11' x 6'3</b>			x			x
Main	<b>Dining Room</b>	<b>10'8 x 6'3</b>			x			x
Main	<b>Master Bedroom</b>	<b>10'2 x 8'7</b>			x			x
Main	<b>Den</b>	<b>7'6 x 4'</b>			x			x
Main	<b>Walk-In Closet</b>	<b>6'9 x 5'8</b>			x			x
Main	<b>Patio</b>	<b>13'1 x 4'7</b>			x			x
		x			x			x
		x			x			x
		x			x			x
Finished Floor (Main):	<b>541</b>	# of Rooms: <b>7</b> # of Kitchens: <b>1</b> # of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?		Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:	1	<b>Main</b>	<b>4</b>	<b>Yes</b>		Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:	2					Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>1</b> Cats: <b>Yes</b> Dogs: <b>Yes</b>	3					Pool:
Finished Floor (Total):	<b>541 sq. ft.</b>	# or % of Rentals Allowed:	4					Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/ Rest., Rentals Allowed</b>	5					Grg Dr Ht:
Grand Total:	<b>541 sq. ft.</b>	Basement: <b>None</b>	6					
			7					
			8					

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

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REA Full Public

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack &amp; 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



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