



Presented by:

Margaret Leung

RE/MAX Real Estate Services

Phone: 604-263-2823

<http://www.margaretleungrealty.com>

mleung22@telus.net



Active
R2968435

Board: V
Apartment/Condo

403 8989 HUDSON STREET

Vancouver West
Marpole
V6P 6Y1

Residential Attached

\$699,000 (LP)

(SP)



Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$699,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1996**
 Frontage(feet): _____ Bathrooms: **2** Age: **29**
 Frontage(metres): _____ Full Baths: **2** Zoning: **C-2**
 Depth / Size (ft.): _____ Half Baths: **0** Gross Taxes: **\$1,961.97**
 Sq. Footage: **0.00** P.I.D.: **023-549-718** For Tax Year: **2024**
 Flood Plain: _____ View: _____ Tax Inc. Utilities?: **No**
 Complex / Subdiv: **Nautica** Tour: [Virtual Tour URL](#)
 First Nation Reserv... _____
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Upper Unit**
Construction: **Frame - Wood**
Exterior: **Metal, Mixed**
Foundation: **Concrete Perimeter**

Renovations: **Completely**
of Fireplaces: **1** R.I. Fireplaces: _____
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year: **2024**
Rain Screen: _____
Metered Water: _____
R.I. Plumbing: _____

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage Underbuilding**
Dist. to Public Transit: _____ Dist. to School Bus: _____
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: _____
Fixtures Rmvd: _____
Floor Finish: **Laminate, Mixed**

Legal: **STRATA LOT 33, PLAN LMS2552, DISTRICT LOT 318, GROUP 1, NEW WESTMINSTER LAND DISTRICT, UNDIV 785/28728 SHARE IN COM PROP THEREIN 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: **Bike Room, Elevator, In Suite Laundry, Storage**

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

Finished Floor (Main):	785
Finished Floor (Above):	0
Finished Floor (Abv/Main2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	785 sq. ft.
Unfinished Floor:	0
Grand Total:	785 sq. ft.

Units in Development: **40** Tot Units in Strata: _____ Locker: **Yes**
Exposure: **East** Storeys in Building: _____
Mgmt. Co's Name: **Pacific Quorum Properties Inc.** Mgmt. Co's #: **604-685-3828**
Maint Fee: **\$554.18** Council/Park Apprv?: _____
Maint Fee Includes: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Sewer**

Suite: _____
Basement: **None**
Crawl/Bsmt. Ht: _____ # of Levels: **1**
of Kitchens: **1** # of Rooms: **6**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	10'4 x 15'11			x	1	Main	4	Yes
Main	Dining Room	6'5 x 10'9			x	2	Main	3	No
Main	Kitchen	10'8 x 7'11			x	3			
Main	Primary Bedroom	13'5 x 10'7			x	4			
Main	Bedroom	9'5 x 10'10			x	5			
Main	Storage	3'10 x 6'11			x	6			
					x	7			
					x	8			

Listing Broker(s): **RE/MAX Real Estate Services**

READY TO MOVE IN. Completely renovated by interior designer with taste and modern finishing. East facing quiet side of Hudson St. Bright open floor plan offering spacious living & dining rooms; generous sized custom kitchen with casesarstone quartz countertops, ceramic tiles backsplash, under cabinet lighting, brand new appliances and eating bar; 2 bedrooms, 2 bathrooms, storage and balcony. Features vinyl plank flooring in main living spaces and bedrooms; new fireplace insert with modern wood mantel; rebuilt bathrooms with new drywalls, casesarstone quartz countertops, new plumbing, fixtures & wall tiles. New washer & dryer, new blinds etc. Well maintained building. Convenient location close to shopping, transit, restaurants etc. Like new. You will love it.