

**Active**  
**R2332118**  
 Board: V, Attached  
 Apartment/Condo

**401 2525 QUEBEC STREET**

Vancouver East  
 Mount Pleasant VE  
 V5T 4R5

**\$1,575,000** (LP)  
 (SP)



DOM: **0** List Date: **1/14/2019** Expiry Date: **5/31/2019**  
 Prev. Price: **\$0** Original Price: **\$1,575,000** Sold Date:  
 Meas. Type: Frontage (feet): Approx. Year Built: **1994**  
 Depth/Size: Frontage (metres): Age: **25**  
 Sq. Footage: **0.00** Bedrooms: **1** Zoning: **RM-4**  
 Flood Plain: Bathrooms: **2** Gross Taxes: **\$3,068.04**  
 Exposure: Full Baths: **2** For Tax Year: **2018**  
 If new, GST/HST inc?: Half Baths: **0** Tax Inc. Utilities?:  
 P.I.D.: **018-918-344** Council Apprv?: Maint. Fee: **\$600.26**  
 View: : Tour:  
 Mgmt. Co's Name: Mgmt. Co #:  
 Complex / Subdiv:  
 Services Connctd: **Electricity, Natural Gas, Water**

Style of Home: **Loft/Warehouse Conv., Other**  
 Construction: **Brick, Concrete, Frame - Wood**  
 Exterior: **Brick, Concrete, Other**  
 Foundation: **Concrete Block**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Gas - Propane**  
 Fuel/Heating: **Radiant**  
 Outdoor Area: **None**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:  
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **1** Parking Access: **Lane**  
 Parking: **Garage; Underground, Open** Locker: **Yes**  
 Dist. to Public Transit: Dist. to School Bus:  
 Units in Development: Total Units in Strata: **38**  
 Title to Land: **Freehold Strata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 Fixtures Leased: :  
 Fixtures Rmvd: :  
 Floor Finish: **Concrete, Tile**

Maint Fee Inc: **Gas, Hot Water, Management**  
 Legal: **PL LMS1580 LT 20 DL 302 LD 36. 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, In Suite Laundry, Storage**

Site Influences:  
 Features:

Municipal Charges  
 Garbage:  
 Water:  
 Dyking:  
 Sewer:  
 Other:

| Floor | Type           | Dimensions  | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|------|------------|-------|------|------------|
| Main  | Living Room    | 28'9 x 17'1 |       |      | x          |       |      | x          |
| Main  | Dining Room    | 14'2 x 9'4  |       |      | x          |       |      | x          |
| Main  | Kitchen        | 9'6 x 9'1   |       |      | x          |       |      | x          |
| Main  | Foyer          | 7'6 x 6'7   |       |      | x          |       |      | x          |
| Main  | Laundry        | 9'10 x 7'1  |       |      | x          |       |      | x          |
| Above | Master Bedroom | 20'9 x 11'1 |       |      | x          |       |      | x          |
| Above | Den            | 15'9 x 13'  |       |      | x          |       |      | x          |
|       |                |             |       |      | x          |       |      | x          |
|       |                |             |       |      | x          |       |      | x          |
|       |                |             |       |      | x          |       |      | x          |

|                            |                      |  |          |                |          |              |          |      |              |             |            |                |
|----------------------------|----------------------|--|----------|----------------|----------|--------------|----------|------|--------------|-------------|------------|----------------|
| Finished Floor (Main):     | <b>1,066</b>         | # of Rooms:  | <b>7</b> | # of Kitchens: | <b>1</b> | # of Levels: | <b>2</b> | Bath | Floor        | # of Pieces | Ensuite?   | Outbuildings   |
| Finished Floor (Above):    | <b>565</b>           | Crawl/Bsmt. Height:  |          |                |          |              |          | 1    | <b>Main</b>  | <b>3</b>    | <b>No</b>  | Barn:          |
| Finished Floor (Below):    | <b>0</b>             | Restricted Age:  |          |                |          |              |          | 2    | <b>Above</b> | <b>4</b>    | <b>Yes</b> | Workshop/Shed: |
| Finished Floor (Basement): | <b>0</b>             | # of Pets:   |          | Cats:          |          | Dogs:        |          | 3    |              |             |            | Pool:          |
| Finished Floor (Total):    | <b>1,631 sq. ft.</b> | # or % of Rentals Allowed:                                     |          |                |          |              |          | 4    |              |             |            | Garage Sz:     |
| Unfinished Floor:          | <b>0</b>             | Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b> |          |                |          |              |          | 5    |              |             |            | Door Height:   |
| Grand Total:               | <b>1,631 sq. ft.</b> | Basement: <b>None</b>  |          |                |          |              |          | 6    |              |             |            |                |
|                            |                      |  |          |                |          |              |          | 7    |              |             |            |                |
|                            |                      |  |          |                |          |              |          | 8    |              |             |            |                |

List Broker 1: **Blu Realty - Office: 604-730-0076** List Broker 2: **Blu Realty - Office: 604-730-0076**  
 List Sales Rep 1: **Charles Bilash - Phone: 604-617-2947** **charles@charlesbilash.com** Appointments: **Phone L.R. First**  
 List Sales Rep 2: **Candice Charron - Phone: 604-808-5634** 3: **Charles** Call: **Charles**  
 Sell Broker 1: Phone: **604-617-2947**  
 Sell Sales Rep 1: 2: 3:  
 Owner: **Frank & Elizabeth Malinka**  
 Commission: **3.22% ON THE FIRST \$100,000 AND 1.12% ON THE BALANCE.** Occupancy: **Owner**

Realtor **Professionally measured by Absolute Measuring and to be verified by buyer necessary. Measurements at 1631 sqft. strata plan reads 1417.6.**  
 Remarks: **Loft addition was added prior to current owner. Buyer to verify all information.**

**It all started with a clan of Presbyterians in 1909 when this iconic Romanesque Revival cathedral was built on a quiet corner of Mount Pleasant. It ceased being a church in 1989 and was used as a theatre and performing arts venue until being converted to these gorgeous lofts in 1994 by Gomeroff-Policzer Architects. This stunning loft is meant for the creative, the passionate and the entertainer, from a ceiling peak of 27 plus feet to the 17 foot arched cathedral window, exposed brick, and timber beams it is truly a coveted space. In a prime Mount Pleasant location with the Federal Store across the street, just steps to the shopping/restaurants on Main, and 2 parking spaces included. Immersed in design and detail this true designer loft is waiting for you. by APPT only**