



Presented by:  
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**Active** **R2311882** **401 2525 QUEBEC STREET** Residential Attached  
 Board: V Vancouver East **\$1,838,000 (LP)**  
 Apartment/Condo Mount Pleasant VE (SP)



Sold Date: Frontage (feet): Original Price: **\$1,838,000**  
 Meas. Type: Frontage (metres): Approx. Year Built: **1994**  
 Depth / Size (ft.): Bedrooms: **1** Age: **24**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RM-4**  
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$3,068.04**  
 Council Apprv?: Half Baths: **0** For Tax Year: **2018**  
 Exposure: Maint. Fee: **\$600.26** Tax Inc. Utilities?: **Yes**  
 If new, GST/HST inc?: P.I.D.: **018-918-344**  
 Mgmt. Co's Name: **Accent Property Management** Tour:  
 Mgmt. Co's Phone: **604-431-1800**  
 View: :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **Loft/Warehouse Conv., Other** Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**  
 Construction: **Brick, Concrete, Frame - Wood** Parking: **Garage; Underground** Locker: **Y**  
 Exterior: **Brick, Concrete, Other** Dist. to Public Transit: Dist. to School Bus:  
 Foundation: **Concrete Block** Units in Development: Total Units in Strata: **38**  
 Rain Screen: Renovations: R.I. Plumbing: R.I. Fireplaces: # of Fireplaces: **1** Title to Land: **Freehold Strata**  
 Water Supply: **City/Municipal** Property Disc.: **Yes**  
 Fireplace Fuel: **Gas - Propane** Fixtures Leased: :  
 Fuel/Heating: **Radiant** Fixtures Rmvd: :  
 Outdoor Area: **None** Floor Finish: **Concrete, Tile**  
 Type of Roof: **Asphalt**

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: **ClthWsh/Dryr/Frdg/Stve/DW, Jetted Bathtub, Pantry, Vaulted Ceiling**

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	Main	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Above	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	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				

Listing Broker(s): **Blu Realty** **Blu Realty**

**It all started by a clan of Presbyterians back in 1909 when this iconic Romanesque Revival cathedral was built in this quiet corner of Mount Pleasant that sits proud in the city today. Designed by Gomberoff-Policzer Architects and started as a church in 1989 to later as a theatre and performing arts venue and finally as this gorgeous conversion of lofts and homes in 1994. This stunning space is meant for the creative, the passionate and the entertainer seeking to celebrate their passions with their friends and family showcasing what this true designer loft is meant to be. From a ceiling peak of 27 plus feet to the beautiful window wall immersed in design and detail and walls of ideas and your passions waiting for you. by APPT only**