

#1706 – 939 Expo Boulevard Offered at \$539,000

Welcome to The Max! You don't want to miss the beautiful views from this updated studio and den apartment. This 450 sq. ft. condo. overlooks the Max courtyard with views of Parq Casino, BC Place and the North Shore mountains. Expansive windows provide a bright open plan living space with a den that would make an ideal office, walk-in closet or storage. Freshly painted with new carpet and blinds, this unit is ready to be made into your perfect home. Amenities include a full length pool, hot tub, sauna, steam room, yoga studio, well-equipped gym, media room and concierge.



ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R2690793
 Board: V
 Apartment/Condo

1706 939 EXPO BOULEVARD
 Vancouver West
 Yaletown
 V6Z 3G7

Residential Attached
\$539,000 (LP)
 (SP) **M**



Sold Date:
 Meas. Type: **Feet**
 Frontage(feet):
 Frontage(metres):
 Depth / Size (ft.):
 Sq. Footage: **0.00**
 Flood Plain:
 View: **Yes : City and Mountain**
 Complex / Subdiv: **MAX II**
 Services Connctd: **Electricity, Water**

If new, GST/HST inc?:
 Bedrooms: **1**
 Bathrooms: **1**
 Full Baths: **1**
 Half Baths: **0**
 P.I.D.: **026-378-108**

Original Price: **\$575,000**
 Approx. Year Built: **2005**
 Age: **17**
 Zoning: **CD-1**
 Gross Taxes: **\$1,461.26**
 For Tax Year: **2021**
 Tax Inc. Utilities?:
 Tour:

Sewer Type: Water Supply: **City/Municipal**

Style of Home: **1 Storey**
 Construction: **Concrete**
 Exterior: **Concrete, Glass**
 Foundation: **Concrete Perimeter**

Renovations: **Partly**
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Reno. Year: **2022**
 Rain Screen: **Full**
 Metered Water:
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
 Parking: **Garage Underbuilding, Visitor Parking**
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 413, PLAN BCS1437, DISTRICT LOT FC, 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, Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub, Concierge**

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

| | | | |
|--|--|-----------------------------------|-----------------------------------|
| Finished Floor (Main): 446 | Units in Development: | Tot Units in Strata: | Locker: |
| Finished Floor (Above): 0 | Exposure: | Storeys in Building: 30 | |
| Finished Floor (AbvMain2): 0 | Mgmt. Co's Name: Rancho Management Services | Mgmt. Co's #: 604-684-4508 | |
| Finished Floor (Below): 0 | Maint Fee: \$314.55 | Council/Park Apprv?: | |
| Finished Floor (Basement): 0 | Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility | | |
| Finished Floor (Total): 446 sq. ft. | Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns | | |
| Unfinished Floor: 0 | Restricted Age: | # of Pets: 2 | Cats: Yes Dogs: Yes |
| Grand Total: 446 sq. ft. | # or % of Rentals Allowed: | | |
| Suite: | Short Term(<1yr)Rnt/Lse Alwd?: No | | |
| Basement: None | Short Term Lse-Details: | | |
| Crawl/Bsmt. Ht: # of Levels: 1 | | | |
| # of Kitchens: 1 # of Rooms: 6 | | | |

| Floor | Type | Dimensions | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-------------|-------------|-------|------|------------|------|-------|-------------|----------|
| Main | Living Room | 10'6 x 5'11 | | | x | 1 | Main | 4 | No |
| Main | Dining Room | 8'6 x 4'10 | | | x | 2 | | | |
| Main | Kitchen | 11'5 x 9'1 | | | x | 3 | | | |
| Main | Bedroom | 7'4 x 7'3 | | | x | 4 | | | |
| Main | Den | 6'10 x 6'0 | | | x | 5 | | | |
| Main | Foyer | 4'1 x 3'11 | | | x | 6 | | | |
| | | | | | x | 7 | | | |
| | | | | | x | 8 | | | |

Listing Broker(s): **Bellevue Realty Group** **Bellevue Realty Group**

Full video tour at www.ericchristiansen.com

All information contained herein is deemed to be accurate but should not be relied upon without verification.



ERIC CHRISTIANSEN
 eric@ericchristiansen.com

604-312-9999
 2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

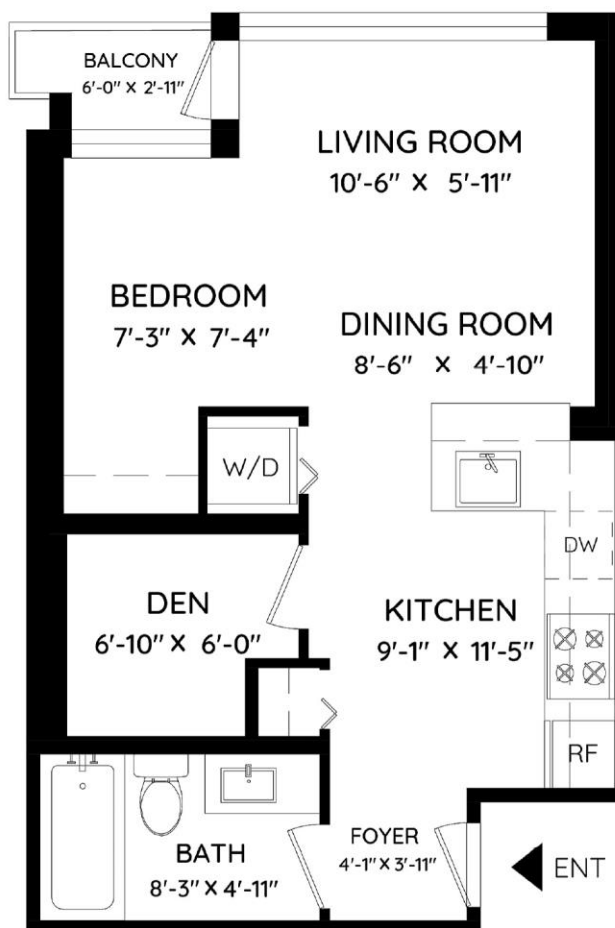
1706 - 939 EXPO BLVD

VANCOUVER, BC

LIVING AREA 446 SQ.FT.

BALCONY 17 SQ.FT.

CEILING HEIGHT 8'-0"



The floor plan and the measurements are approximate within +/- 2% and are to be used for advertising usage only.
May include unfinished area. Not suitable for architectural or construction. E&O Insured

keyplan
plan your space



ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

BRG