



## #417 – 256 E. 2<sup>nd</sup> Avenue Offered at \$729,000

Discover The Jacobsen, a modern concrete residence in the heart of Mount Pleasant. This bright & airy 1-bedroom + den offers a well-designed layout opening onto a private balcony with impressive North Shore mountain views. High ceilings, polished concrete floors, & a contemporary kitchen & bathroom with high-end appliances create a modern, functional space. An unbeatable location, steps to the Olympic Village Seawall, SkyTrain, grocery stores, & award-winning restaurants along Vancouver's "Michelin Mile." Amenities include a fitness centre, workshop, plus 1 included parking stall & storage. With the upcoming SkyTrain station at Emily Carr, the area is set for even more growth and convenience.



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Active

R3094603

Board: V

Apartment/Condo

**417 256 E 2ND AVENUE**Vancouver East  
Mount Pleasant VE  
V5T 0A7

Residential Attached

**\$729,000** (LP)

(SP)



Sold Date: \_\_\_\_\_ If new,GST/HST inc?: \_\_\_\_\_ Original Price: **\$729,000**  
 Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **2009**  
 Frontage(feet): \_\_\_\_\_ Bathrooms: **1** Age: **17**  
 Frontage(metres): \_\_\_\_\_ Full Baths: **1** Zoning: **IC-3**  
 Depth / Size (ft.): \_\_\_\_\_ Half Baths: **0** Gross Taxes: **\$2,357.41**  
 Sq. Footage: **0.00** P.I.D.: **028-070-887** For Tax Year: **2025**  
 Flood Plain: \_\_\_\_\_ View: **Yes : Mountain** Tax Inc. Utilities?: \_\_\_\_\_  
 Complex / Subdiv: **Jacobsen** Tour: **Virtual Tour URL**  
 First Nation \_\_\_\_\_  
 Services Conntd: **Electricity, Natural Gas, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations: \_\_\_\_\_

# of Fireplaces: \_\_\_\_\_ R.I. Fireplaces: \_\_\_\_\_

Fireplace Fuel: \_\_\_\_\_

Fuel/Heating: **Baseboard, Electric**Outdoor Area: **Balcony(s)**Type of Roof: **Tar & Gravel**

Reno. Year: \_\_\_\_\_

Rain Screen: **Full**

Metered Water: \_\_\_\_\_

R.I. Plumbing: \_\_\_\_\_

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**Parking: **Garage Underbuilding**Dist. to Public Transit: **Near**Dist. to School Bus: **Near**Title to Land: **Freehold Strata**Property Disc.: **Yes**

Fixtures Leased: \_\_\_\_\_

Fixtures Rmvd: **No**Floor Finish: **Concrete**

Legal: **STRATA LOT 78, PLAN BCS3638, DISTRICT LOT 200A, 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 1 OR V, AS APPROPRIATE**

Amenities: **Bike Room, Elevator, Exercise Centre, In Suite Laundry, Storage, Workshop Attached**Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**Finished Floor (Main): **714**Finished Floor (Above): **0**Finished Floor (AbvMain2): **0**Finished Floor (Below): **0**Finished Floor (Basement): **0**Finished Floor (Total): **714 sq. ft.**Unfinished Floor: **0**Grand Total: **714 sq. ft.**

Units in Development: \_\_\_\_\_

Exposure: \_\_\_\_\_

Mgmt. Co's Name: **Rancho Management Services**Maint Fee: **\$411.79**Maint Fee Includes: **Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Sewer, Water**Tot Units in Strata: **125** Locker: **Yes**Stores in Building: **6**Mgmt. Co's #: **604-684-4508**

Council/Park Apprv?: \_\_\_\_\_

Suite: \_\_\_\_\_

Basement: **None**Crawl/Bsmt. Ht: \_\_\_\_\_ # of Levels: **1**# of Kitchens: **1** # of Rooms: **6**Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**

Restricted Age: \_\_\_\_\_

# of Pets: **2**Cats: **Yes** Dogs: **Yes**

# or % of Rentals Allowed: \_\_\_\_\_

Short Term(<1yr)Rnt/Lse Alwd?: **No**

Short Term Lse-Details: \_\_\_\_\_

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'3 x 12'4			x	1	Main	3	No
Main	Dining Room	11'5 x 8'3			x	2			
Main	Kitchen	13'7 x 5'0			x	3			
Main	Bedroom	10'5 x 7'11			x	4			
Main	Storage	7'10 x 4'11			x	5			
Main	Foyer	5'0 x 4'8			x	6			
					x	7			
					x	8			

Listing Broker(s): **Bellevue Realty Group****Bellevue Realty Group**Full video tour at [www.ericchristiansen.com](http://www.ericchristiansen.com)

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

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BRG

2479 Bellevue Ave.  
West Vancouver, V7V 1E1

#417-256 E 2nd Avenue,  
Vancouver, B.C.

Main Floor: 714 sq.ft.

Ceiling Height (unless noted): 8'-3"

**Auxiliary Area**

Balcony: 73 sq.ft.



Measured on: Apr. 20, 2019

The floor plan is not suitable for architectural/construction and is covered under E&O. © Excelsior Measuring Inc. 2019. All rights reserved for Excelsior Measuring Inc. Users shall not publish and distribute such material (in whole or in part) and/or incorporate it in other works in any form.



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