



Presented by:  
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**Active**  
**R2595723**  
 Board: V  
 Apartment/Condo

**601 1688 PULLMAN PORTER STREET**  
 Vancouver East  
 Mount Pleasant VE  
 V6A 0H4

Residential Attached  
**\$759,000** (LP)  
 (SP)



Sold Date:  
 Meas. Type: **Feet**  
 Depth / Size (ft.):  
 Lot Area (sq.ft.): **571.50**  
 Flood Plain:  
 Council Apprv?:  
 Exposure:  
 If new, GST/HST inc?:  
 Mgnt. Co's Name: **Dwell Property Management**  
 Mgnt. Co's Phone: **604-821-2999**  
 View: **:**  
 Complex / Subdiv: **NAVIO**  
 Services Connected: **Electricity, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal**

Frontage (feet):  
 Frontage (metres):  
 Bedrooms: **1**  
 Bathrooms: **1**  
 Full Baths: **1**  
 Half Baths: **0**  
 Maint. Fee: **\$330.16**

Original Price: **\$759,000**  
 Approx. Year Built: **2018**  
 Age: **3**  
 Zoning: **M-2**  
 Gross Taxes: **\$1,977.77**  
 For Tax Year: **2020**  
 Tax Inc. Utilities?: **No**  
 P.I.D.: **030-437-491**  
 Tour:

Style of Home: <b>Corner Unit, Upper Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Side</b>
Construction: <b>Concrete</b>	Parking: <b>Garage Underbuilding</b>		Locker: <b>N</b>
Exterior: <b>Mixed</b>			Dist. to School Bus:
Foundation: <b>Concrete Perimeter</b>	Reno. Year:	Dist. to Public Transit:	Total Units in Strata:
Rain Screen:	R.I. Plumbing:	Units in Development: <b>177</b>	
Renovations:		Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	Metered Water:	Property Disc.: <b>Yes</b>	
Fireplace Fuel: <b>None</b>	R.I. Fireplaces:	Fixtures Leased: <b>:</b>	
Fuel/Heating: <b>Forced Air</b>	# of Fireplaces: <b>0</b>	Fixtures Rmvd: <b>:</b>	
Outdoor Area: <b>Balcony(s)</b>		Floor Finish: <b>Hardwood, Mixed</b>	
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility**  
 Legal: **STRATA LOT 40, PLAN EPS4932, 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: **Air Cond./Central, Bike Room, Exercise Centre, Concierge**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'9 x 9'6			x			x
Main	Dining Room	10'7 x 5'11			x			x
Main	Bedroom	10'7 x 5'10			x			x
Main	Den	6'5 x 3'10			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>572</b>	# of Rooms: <b>4</b>	# of Kitchens: <b>0</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				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>572 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed, Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>572 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

**Navio South by renowned Concert Properties. Exceptional location within steps to seawall, parks, shopping, Canada Line station and eateries. Well designed one bedroom plus flex/den corner suite on the quiet side of the building over-looking the courtyard and water feature. Central air-conditioning, high ceiling, spacious balcony for outdoor living, contemporary kitchen with Bosch appliances and quartz countertops. 1 parking. Amenities include concierge, lounge, gym and roof top terrace, bike room. You will love it.**