



Presented by:
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Active
R2902973
Board: V
Apartment/Condo

403 8989 HUDSON STREET

Vancouver West
Marpole
V6P 6Y1

Residential Attached

\$778,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$778,000
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 1996
Depth / Size (ft.):	Bedrooms: 2	Age: 28
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: C-2
Flood Plain:	Full Baths: 2	Gross Taxes: \$1,757.41
Council Apprv?:	Half Baths: 0	For Tax Year: 2023
Exposure: East	Maint. Fee: \$554.18	Tax Inc. Utilities?: No
If new, GST/HST inc?:	Mgmt. Co's Name: Pacific Quorum Properties Inc.	P.I.D.: 023-549-718
Mgmt. Co's Phone: 604-685-3828	Mgmt. Co's Phone: 604-685-3828	Tour: Virtual Tour URL
View: :	Complex / Subdiv: Nautica	
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water	Sewer Type: City/Municipal	

Style of Home: Upper Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Lane
Construction: Frame - Wood	Parking: Garage Underbuilding		Locker: Y
Exterior: Metal, Mixed			Dist. to School Bus:
Foundation: Concrete Perimeter	Reno. Year: 2024	Dist. to Public Transit:	Total Units in Strata:
Rain Screen:	R.I. Plumbing:	Units in Development:	
Renovations: Completely	Metered Water:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	R.I. Fireplaces:	Property Disc.: Yes	
Fireplace Fuel: Gas - Natural	# of Fireplaces: 1	Fixtures Leased: :	
Fuel/Heating: Baseboard, Electric		Fixtures Rmvd: :	
Outdoor Area: Balcony(s)		Floor Finish: Laminate, Mixed	
Type of Roof: Other			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Sewer**
 Legal: **STRATA LOT 33, PLAN LMS2552, DISTRICT LOT 318, GROUP 1, NEW WESTMINSTER LAND DISTRICT, UNDIV 785/28728 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE**
 Amenities: **Bike Room, Elevator, In Suite Laundry, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'4 x 15'11			x			x
Main	Dining Room	6'5 x 10'9			x			x
Main	Hobby Room	10'8 x 7'11			x			x
Main	Primary	13'5 x 10'7			x			x
Main	Bedroom	9'5 x 10'10			x			x
Main	Storage	3'10 x 6'11			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 785	# of Rooms: 6	# of Kitchens: 0	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 785 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest.			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 785 sq. ft.				7				
				8				

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

Completely renovated by interior designer with taste and modern finishing. East facing quiet side of Hudson St. Bright open floor plan offering spacious living and dining rooms; generous sized custom kitchen with casesarstone quartz countertops, ceramic tiles backsplash, under cabinet lighting, brand new appliances and eating bar; 2 bedrooms, 2 bathrooms, storage, balcony. Features vinyl plank flooring in main living spaces and bedrooms; new fireplace insert with modern wood mantel; rebuilt bathrooms with new drywalls, casesarstone quartz countertops, new plumbing, fixtures and wall tiles. New washer & dryer, new blinds etc. Well maintained building with live-in caretaker. Convenient location close to shopping, transit, restaurants etc. Like new. You will love it.