



**R2345398**

**Sold**

Residential Attached  
Apartment/Condo

**2716 610 GRANVILLE STREET**

Vancouver West  
Downtown VW  
THE HUDSON

**\$775,000 (LP)**

**\$735,000 (SP)**

**\$1,113.64 (L\$/SF)**

**\$1,113.64 (S\$/SF)**



Sold Date: **3/18/2019** Frontage (feet): Original Price: **\$775,000**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2006**  
 Depth / Size (ft.): Bedrooms: **1** Age: **13**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **APT**  
 Flood Plain: Full Baths: **1** Gross Taxes: **\$2,001.75**  
 Approval Req?: **No** Half Baths: **0** For Tax Year: **2018**  
 Exposure: **Southeast** Maint. Fee: **\$293.63** Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **026-830-051**  
 Tour:  
 Mgmt. Co's Name: **MACDONALD COMMERCIAL**  
 Mgmt. Co's Phone: **604-736-5611**  
 View: **Yes: MT BAKER, CITY, OCEAN-INLET**  
 Complex / Subdiv: **THE HUDSON**  
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Corner Unit, Upper Unit**  
 Construction: **Concrete**  
 Exterior: **Concrete, Glass, Metal**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel:  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Tar & Gravel**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:  
 # of Fireplaces: **0**

Total Parking: Covered Parking: **1** Parking Access: **Lane**  
 Parking: **Garage Underbuilding**  
 Locker: **N**  
 Dist. to Public Transit:  
 Units in Development: **432** Dist. to School Bus:  
 Title to Land: **Freehold Strata** Total Units in Strata:  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Hot Water, Management, Recreation Facility**

Legal: **STRATA LOT 361, PLAN BCS2044, DISTRICT LOT 541, 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: **Elevator, Exercise Centre, In Suite Laundry**

Site Influences: **Central Location, Shopping Nearby**  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'0 x 12'0			x			x
Main	Kitchen	8'0 x 8'0			x			x
Main	Solarium	6'0 x 6'0			x			x
Main	Master Bedroom	11'0 x 11'0			x			x
Main	Den	5'0 x 4'0			x			x
Main	Foyer	5'0 x 4'0			x			x
Main	Walk-In Closet	5'0 x 5'0			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>660</b>	# of Rooms: <b>7</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats: <b>Y</b>	Dogs: <b>Y</b>	3				Pool:
Finished Floor (Total): <b>660 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Door Height:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>660 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

Spotless, South-East corner home at 'The Hudson! Amazing sunrise views incl; Mt. Baker, Burrard Inlet(ocean), North Shore Mtns. & Sparkling lights of Downtown. This home offers loads of light (but cooler Summer evenings), efficient open floor plan, kitch with quartz c-tops, eating bar, loads of cabinets, sunny solarium, perfect for your home office and spacious bedroom with walk-thru closet. Large, sunny corner balcony with room for patio furn/BBQ perfect for entertaining, winding-down and taking in the views. 'The Hudson' is a very popular, Live/Work zoned, pet/rental friendly property with 24/7 concierge, gym, lounge, Skytrain/Bus just steps away.