



# GOOD THINGS HAPPEN IN TWOS

#702 - 2770 SOPHIA STREET, VANCOUVER



STUNNING Mount Pleasant **two** bedroom, **two** bathroom featuring **two** large balconies & floor to ceiling windows that capture the expansive views of the city, mountains & ocean. Efficient well designed interior, perfect for entertaining. Create your culinary masterpiece in the ultra chic Chef's kitchen featuring silky Corian countertops, stainless Fisher Paykel & Whirlpool appliances & gas stove. King size master bedroom with deluxe 5pc ensuite & Paini fixtures. STELLA is an iconic structure, that includes a fitness centre & secure bike storage. Conveniently located in the vibrant SoMa district, walking distance to an array of shops, restaurants, breweries, parks & many other nearby amenities. Easy access to Downtown Vancouver by bike, bus or SkyTrain. Pets & rentals allowed.



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**Active** **702 2770 SOPHIA STREET** Residential Attached  
R2262353 Vancouver East \$998,000 (LP)  
Board: V Mount Pleasant VE (SP) M  
Apartment/Condo V5T 0A4



Sold Date: Frontage (feet): Original Price: \$998,000  
Meas. Type: Feet Frontage (metres): Approx. Year Built: 2008  
Depth / Size (ft.): Bedrooms: 2 Age: 10  
Lot Area (sq.ft.): 925.00 Bathrooms: 2 Zoning: C-3A  
Flood Plain: Full Baths: 2 Gross Taxes: \$1,877.57  
Council Apprv?: Half Baths: 0 For Tax Year: 2017  
Exposure: Northwest Maint. Fee: \$378.78 Tax Inc. Utilities?: No  
If new, GST/HST inc?: P.I.D.: 027-653-196  
Mgmt. Co's Name: KORECKI Tour:  
Mgmt. Co's Phone: 604-233-7772  
View: Yes: CITY, MOUNTAIN, OCEAN  
Complex / Subdiv: STELLA  
Services Connected: Electricity, Natural Gas, Storm Sewer, Water

Style of Home: Inside Unit	Total Parking: 1	Covered Parking: 1	Parking Access:
Construction: Concrete	Parking: Garage: Underground		Locker: N
Exterior: Concrete, Glass			Dist. to School Bus: 2 BLOCKS
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: 1 BLOCK	Total Units in Strata: 96
Rain Screen:	R.I. Plumbing:	Units in Development: 96	
Renovations:	R.I. Fireplaces:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	# of Fireplaces: 0	Property Disc.: Yes	
Fireplace Fuel:		Fixtures Leased: No :	
Fuel/Heating: Baseboard, Electric		Fixtures Rmvd: No :	
Outdoor Area: Balcony(s)		Floor Finish: Mixed	
Type of Roof: Other			

Maint Fee Inc: Garbage Pickup, Gardening, Gas, Management, Recreation Facility, Sewer, Water  
Legal: SP BCS3104 SL 45 DL 301 GR NWD

Amenities: Bike Room, Elevator, Exercise Centre, Garden, In Suite Laundry

Site Influences: Central Location, Recreation Nearby, Shopping Nearby  
Features: ClthWsh/Dry/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Sprinkler - Fire

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 11'			x			x
Main	Kitchen	12'10 x 8'7			x			x
Main	Dining Room	11' x 7'1			x			x
Main	Master Bedroom	11'8 x 10'2			x			x
Main	Bedroom	11'6 x 10'1			x			x
Main	Storage	7'7 x 4'8			x			x
Main	Foyer	9'4 x 4'10			x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 925	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	5	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 925 sq. ft.	# or % of Rentals Allowed: 96			4				Garage Sz:
Unfinished Floor: 0	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Door Height:
Grand Total: 925 sq. ft.	Basement: None			6				
				7				
				8				

Listing Broker(s): Royal LePage West R.E.S.

FOR MORE INFORMATION ABOUT THIS PROPERTY VISIT

**www.reimers.ca**

ALL INFORMATION WHILE DEEMED TO BE CORRECT IS NOT GUARANTEED

# FLOORPLAN

#702 - 2770 SOPHIA STREET, VANCOUVER

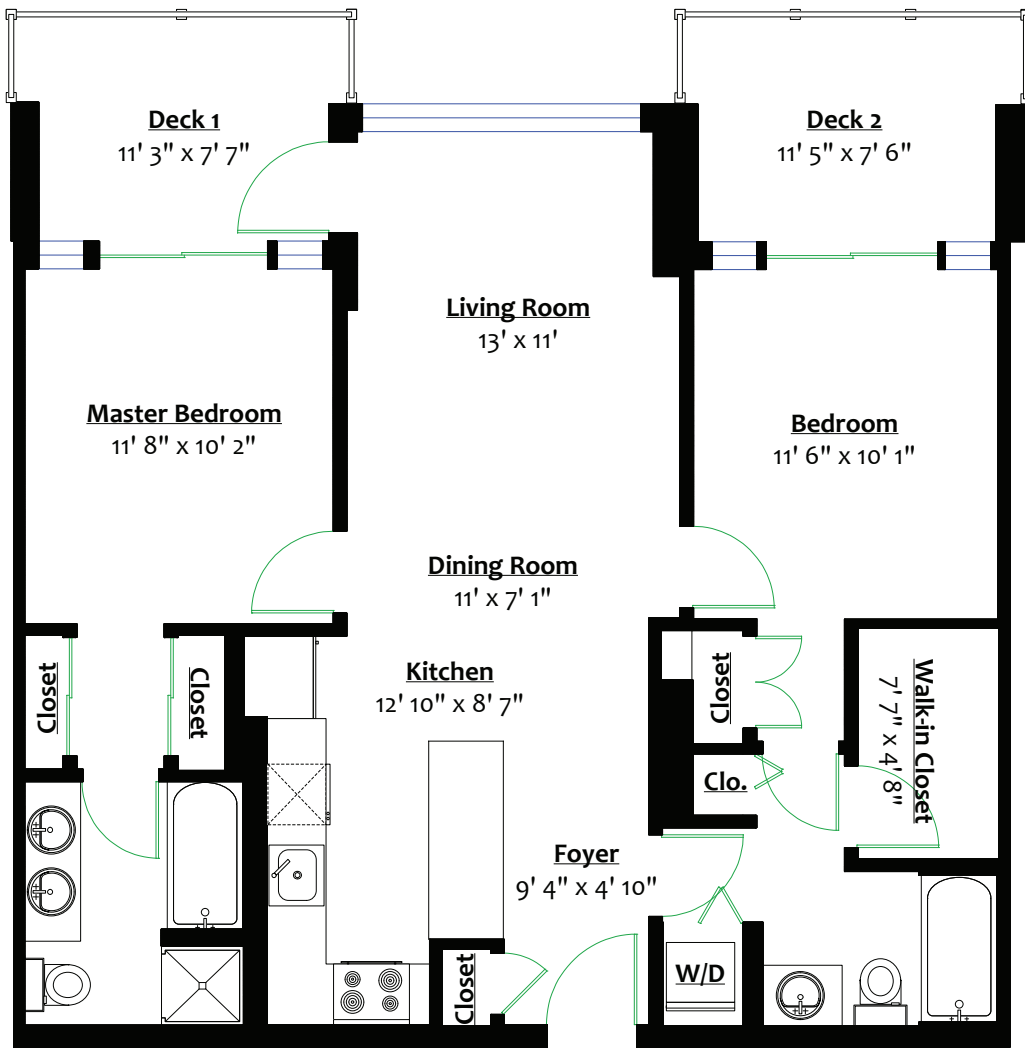
**Totals\*\***

Main Level: 925 sq. ft.

Deck 1: 77 sq. ft.

Deck 2: 78 sq. ft.

Total: 155 sq. ft.



**MAIN LEVEL**

Floor Area: 925 Sq. Ft.

MEASUREMENTS AND LAYOUT ARE NOT TO BE RELIED ON AND SHOULD BE VERIFIED IF IMPORTANT



\*\* Approx. based on interior measurements to exterior walls  
\*\* Total square footage not taken from original blueprints



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