

# 2689 MAPLE STREET

## ELEVEN WEST

LIVING AREA: 1,178 SQFT | BEDROOM: 2 | BATHROOM: 2



2687

2689

JUST LISTED! Experience luxury in this incredible Townhouse with exceptional finishings and private in-suite ELEVATOR! Zoned C-7 allows a fantastic live/work opportunity in the prime location of the Arbutus Greenway in the heart of Kitsilano. Beautifully designed, 2 Bed/2 Bath & Den home features an elegant kitchen equipped with top-notch Blomberg appliances, built-in fridge, under-cabinet lighting, and quartz countertops throughout. Additional features incl hdwd floors, air-conditioning, intercom system, gas BBQ hookup, a generously accessible parking stall, and wheelchair accessibility. Indulge in the serene outdoor setting and entertain on either the private ground floor patio or balcony. This home has it all, located near schools, restaurants, parks, Arbutus bike route, transit & beaches!



2689



2687

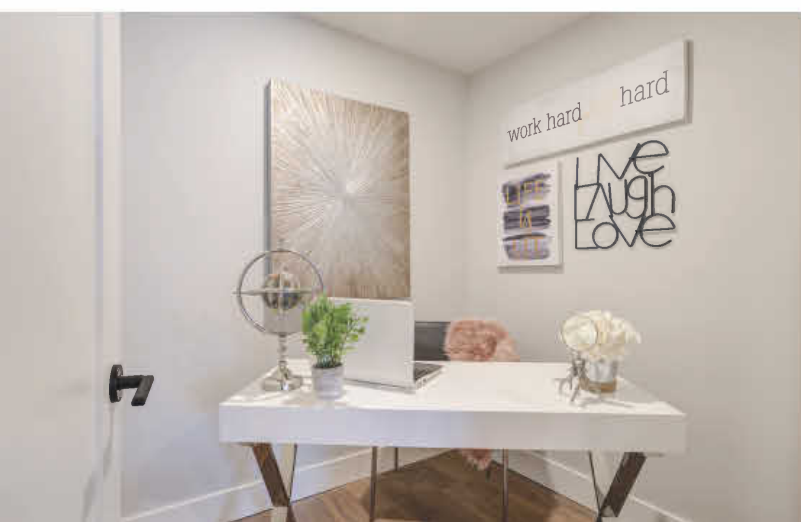
ELEVEN WEST

604-319-7735  
elevationrealestate.ca

elevation  
RE/MAX TREELAND REALTY

ANNA POPPLETON

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage



## WALK SCORE

Walk Score  
**95**

### Walker's Paradise

Daily errands do not require a car

Transit Score  
**72**

### Excellent Transit

Transit is convenient for most trips

Bike Score  
**98**

### Biker's Paradise

Daily errands can be accomplished on a bike

## SCHOOL CATCHMENT

### Henry Hudson Elementary (K-7)

1551 Cypress Street,  
Vancouver, BC V6J 3L3  
Phone: 604-723-5441

### Kitsilano Secondary School (8-12)

2706 Trafalgar Street  
Vancouver, BC V6K 2J6  
Phone: 604-713-8961

## COMMUTE To Downtown Vancouver



8 min



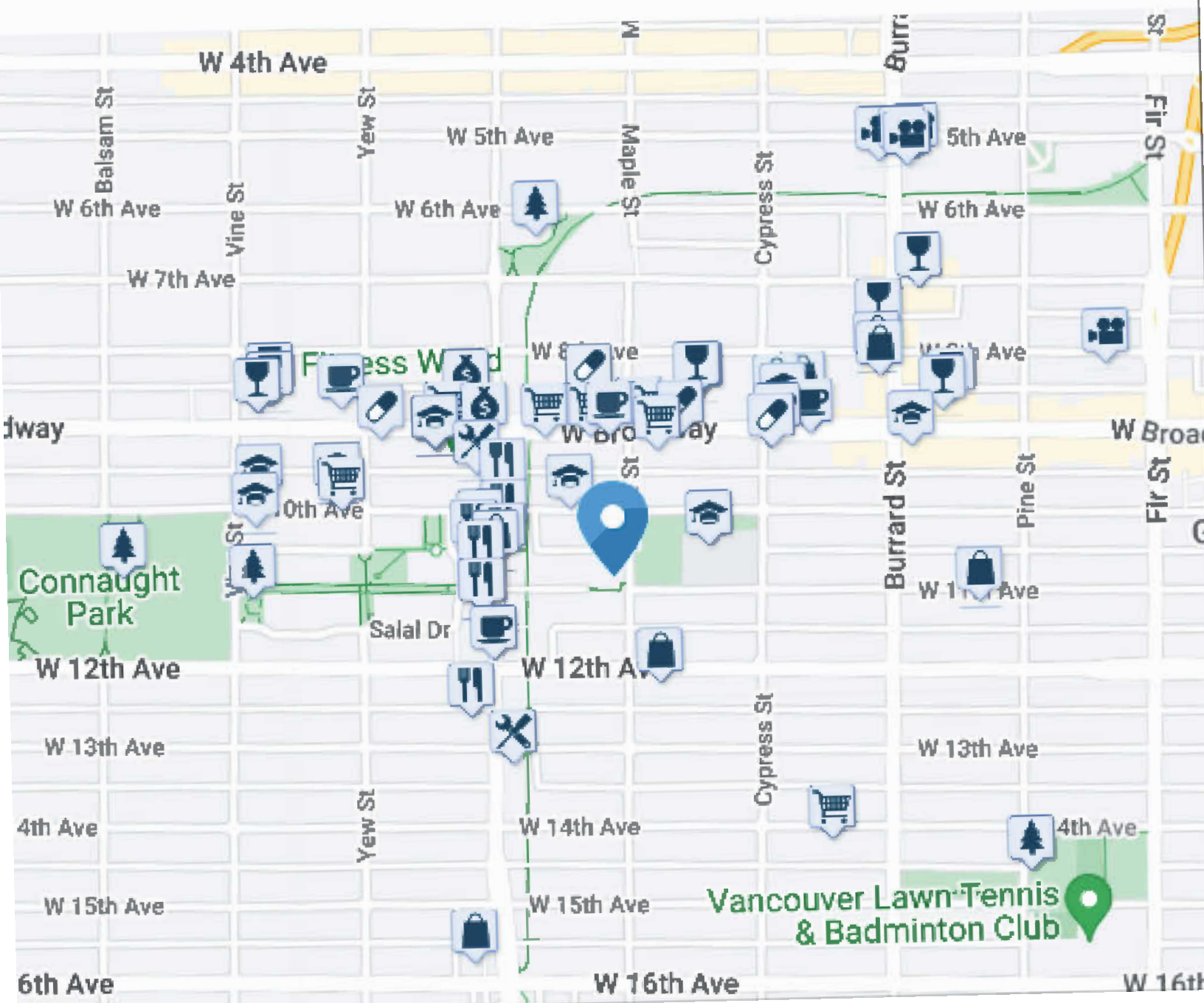
19 min



15 min



48 min



**604-704-8551**

info@elevationrealestate.ca

www.elevationrealestate.ca

Main Floor: 889 sq.ft.

Lower Floor: 289 sq.ft.

**Total Livable: 1,178 sq.ft.**

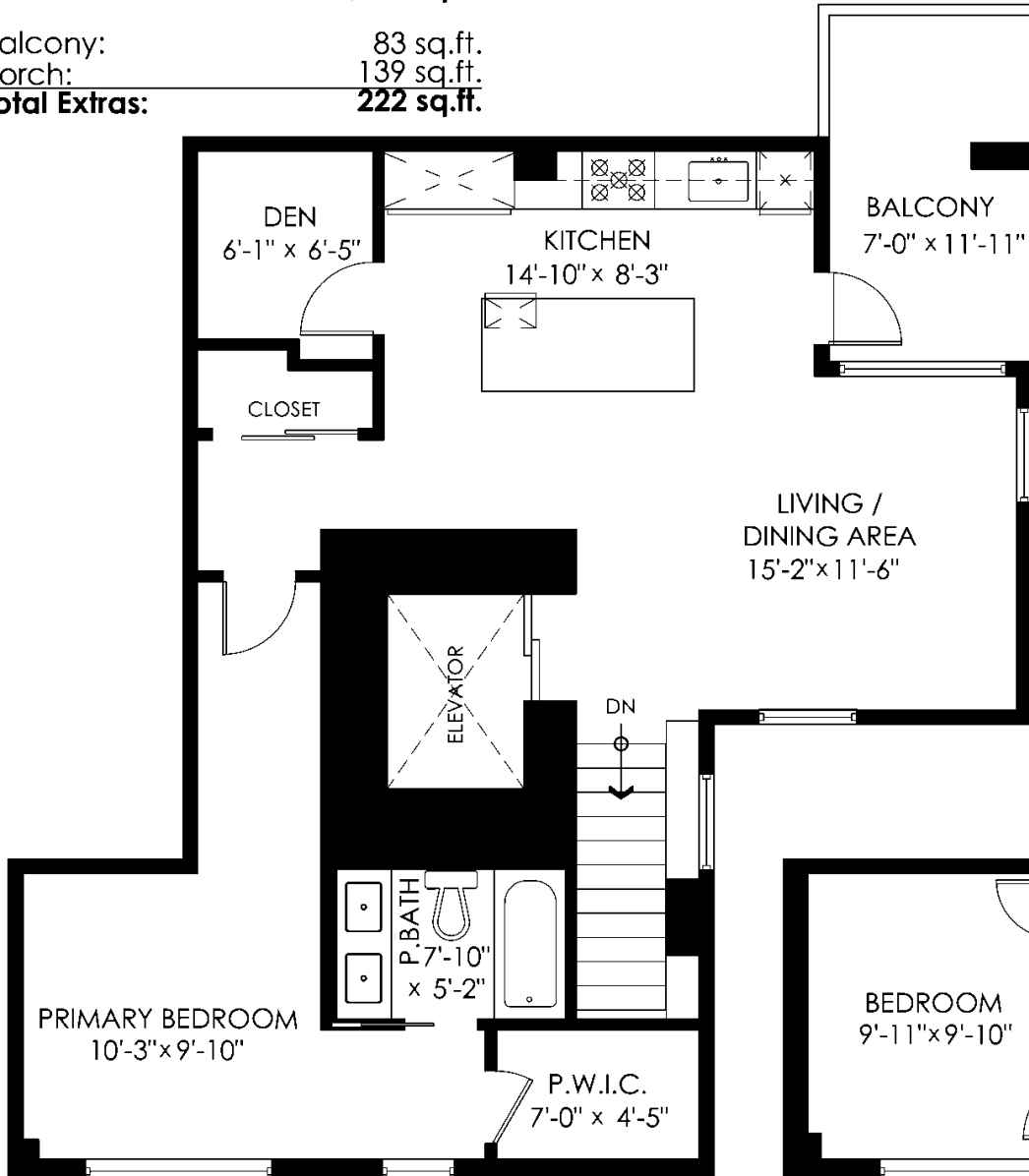
Balcony: 83 sq.ft.

Porch: 139 sq.ft.

**Total Extras: 222 sq.ft.**



SCAN TO VIEW  
VIRTUAL TOUR



**Main Floor Plan**

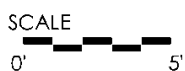
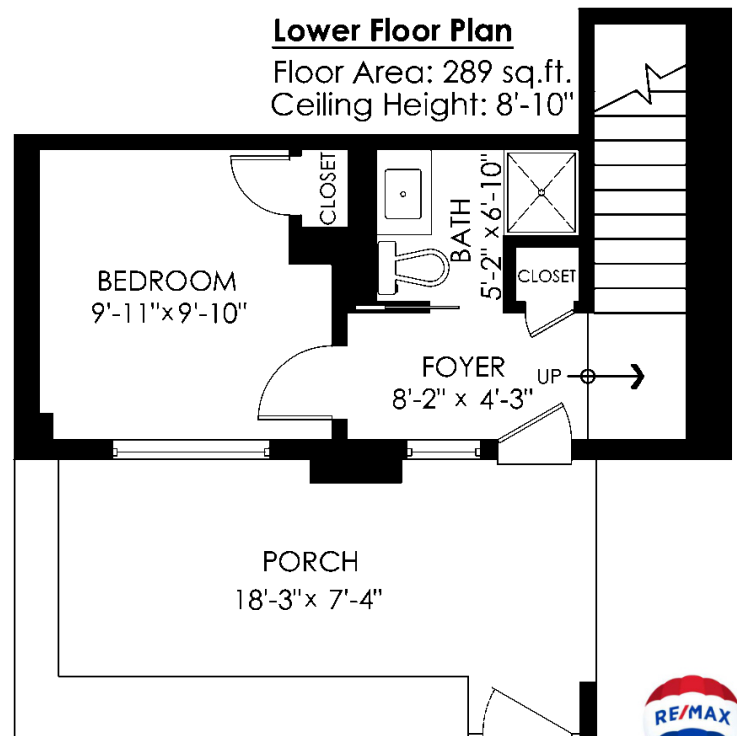
Floor Area: 889 sq.ft.

Ceiling Height: 8'-10"

**Lower Floor Plan**

Floor Area: 289 sq.ft.

Ceiling Height: 8'-10"



ALL THE RAGE  
CREATIVE

info@pixlworks.com www.pixlworks.com 604.329.5788



TREELAND  
REALTY



MEASURED ON: (2023-01-11)

E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.

**Active**  
**R2872045**  
 Board: V  
 Townhouse

## 2689 MAPLE STREET

Vancouver West  
 Kitsilano  
 V6J 3T7

Residential Attached

**\$1,988,000** (LP)

(SP)



Sold Date:  
 Meas. Type:  
 Frontage(feet):  
 Frontage(metres):  
 Depth / Size (ft.):  
 Sq. Footage: **0.00**  
 Flood Plain:  
 View: **No**  
 Complex / Subdiv: **Eleven West**  
 First Nation Reserve:  
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **Community** Water Supply: **City/Municipal**

If new, GST/HST inc?:  
 Bedrooms: **2**  
 Bathrooms: **2**  
 Full Baths: **2**  
 Half Baths: **0**

Original Price:  
 Approx. Year Built: **2019**  
 Age: **5**  
 Zoning: **C7**  
 Gross Taxes: **\$3,965.92**  
 For Tax Year: **2023**  
 Tax Inc. Utilities?: **No**  
 Tour: [Virtual Tour URL](#)

Style of Home: **2 Storey**  
 Construction: **Concrete**  
 Exterior: **Brick, Concrete, Stone**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplac... **0** R.I. Fireplaces:  
 Fireplace Fuel:  
 Fuel/Heating: **Heat Pump**  
 Outdoor Area: **Balcony(s), Patio(s)**  
 Type of Roof: **Tar & Gravel**

Reno. Year:  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
 Parking: **Garage; Underground**  
 Dist. to Public Transit: **1 Block**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Lease... **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Hardwood, Tile, Carpet**

Legal: **STRATA LOT 3, BLOCK 365, PLAN EPS5567, 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, In Suite Laundry, Storage**

Site Influences: **Central Location, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Oven - Built In, Range Top, Sprinkler - Fire**

Finished Floor (Main): **889**  
 Finished Floor (Above): **0**  
 Finished Floor (AbvMain2): **0**  
 Finished Floor (Below): **289**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **1,178 sq. ft.**  
 Unfinished Floor: **0**

Units in Development:  
 Exposure:  
 Mgmt. Co's Name: **Ascent Real Estate Management**  
 Maint Fee: **\$1,128.53**  
 Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Sewer, Snow removal**

Tot Units in Strata: **10** Locker: **Yes**  
 Storeys in Building: **7**  
 Mgmt. Co's #: **604-431-1800**  
 Council/Park Apprv?:

Grand Total: **1,178 sq. ft.**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**

Suite: **None**  
 Basement: **None**  
 Crawl/Bsmt. Ht:  
 # of Kitchens: **1**

Restricted Age:  
 # or % of Rentals Allowed: **100%**  
 Short Term(<1yr)Rnt/Lse Alwd?: **Yes**  
 Short Term Lse-Details: **no restriction**  
 # of Pets: **2** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'2 x 11'6			x	1	Main	5	Yes
Main	Kitchen	14'10 x 6'5			x	2	Below	3	No
Main	Office	6'1 x 6'5			x	3			No
Main	Primary Bedroom	10'3 x 9'10			x	4			No
Main	Walk-In Closet	7' x 4'7			x	5			No
Main	Bedroom	9'11 x 9'10			x	6			No
Below	Foyer	8'2 x 4'3			x	7			No
		x			x	8			No

**elevation**  
**ANNA POPPLETON**

[anna@elevationrealestate.ca](mailto:anna@elevationrealestate.ca)

**604-319-7735**

**RE/MAX** Treeland Realty



**ACTIVE**  
**C8059322**

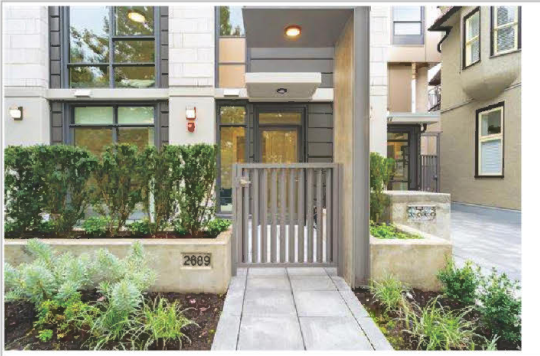
**2689 MAPLE STREET**  
**Kitsilano**  
**Vancouver West**  
**V6J 3T7**

**For Sale**  
**Office**

Additional Property Types:  
**Office**

Listing Map: 

For Sale Price: **\$1,988,000**  
Leased/Sold Date:  
Leased/Sold Price: /



Zoning: **C-7** Gross Prop Tax: **\$3,956.92** Tax Yr: **2023** Sale Type: **Asset**  
P.I.D.#: **030-858-704** Building/Complex Name: **Eleven West**

Experience luxury in this incredible TH w/exceptional finishings and private in-suite ELEVATOR! Zoned C-7 allows a fantastic live/work opportunity in the prime location of the Arbutus Greenway in the heart of Kitsilano. Beautifully designed, 2 Bed/2 Bath & Den home features an elegant kitchen equipped with top-notch Blomberg appliances, built-in fridge, under-cabinet lighting, and quartz countertops throughout. Additional features incl hdwd floors, air-conditioning, intercom system, a generously accessible parking stall, and wheelchair accessibility. This home and office space has it all, located near schools, restaurants, parks, Arbutus bike route, transit & beaches!

**MEASUREMENTS:**

Subj. Space Sq.Ft:	<b>1,178</b>	Space Avail for Lse:	
Subj. Space Width		Whse/Indust.Sq.Ft:	
Subj. Space Depth:		Office Area Sq. Ft:	<b>1,178</b>
Land Size Sq. Ft.	<b>0.00</b>	Retail Area Sq. Ft:	
Land Size Acres:	<b>0.00</b>	Mezzanine Sq. Ft:	
Acres Freehold:		Other Area Sq. Ft:	
Acres Leasehold:		Main Resid. Sq.Ft:	
Subj Prop Width ft.:	<b>0.00</b>	Min. Divisible Space:	<b>0</b>
Subj Prop Depth ft.:	<b>0.00</b>	Max. Contig. Space:	<b>0</b>

**BASIC BUILDING & PROPERTY DETAILS:**

# of Buildings:		# of Docks:	<b>0</b>
# of Storeys:	<b>2</b>	# of Grade Doors:	<b>0</b>
# of Elevators:	<b>1</b>	# of Loading Doors:	<b>0</b>
# Parking Spaces:	<b>1</b>	Clear Ceiling Ht (ft):	
Year Built:	<b>2019</b>	Class of Space:	<b>AAA</b>
Building Type:	<b>Condo Strata Complex, Live/Work</b>		

Construction Type: **Concrete**

Potential to Redevelop? Comments:

Environ. Assess.Done? **Not Applicable** Comments:

**LEASE DETAILS:**

Lease Type:  
Lease Expiry Date:  
Lse Term/Months:  
Is a Sub-lease?:  
Strata Fees/Month: **\$1,128.35**  
Seller's Int.: **Registered Owner**  
Int. In Land: **Strata**  
First Nat.Res:  
Occupancy: **Owner**

**MULTI-FAMILY DETAILS:**

# of Bachelor Apts:  
# of Studio Apts:  
# of 1 Bdrm Apts:  
# of 2 Bdrm Apts:  
# of 3 Bdrm Apts:  
# of 4+ Bdrm Apts:  
# of Penthouse Apts:  
Total # of Apts  
# of Other Units:  
Total # of Units:

APOD Cap Rate

**NET / GROSS RENT DETAILS:**

Basic Rent per Annum/SF:  
Est. Additional Rent / SF:  
Basic Rent per Month:  
Est. Add. Rent per Month:  
Basic Rent per Annum:  
  
Gross Rent per Annum/SF:  
Gross Rent per Month:  
Gross Rent per Annum:

**BUSINESS & AGRI-BUS. DETAILS:**

Major Business Type:  
  
Minor Business Type:  
  
Business Name (d.b.a.):  
  
Bus. Oper. Since (yr):  
Confidentiality Req'd:  
  
Major Use Description:

**LISTING FIRM(S):**

1. RE/MAX Treland Realty
2. RE/MAX Treland Realty

**PRESENTED BY:**

Anna Poppleton - WORK: 604-319-7735  
RE/MAX Treland Realty

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