

Welcome to 402 2080 E Kent Avenue South



Presented by:
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RE/MAX Select Properties
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Active
R3107719
Board: V
Apartment/Condo

402 2080 E KENT AVENUE SOUTH
Vancouver East
South Marine
VSP 4X2

Residential Attached
\$899,000 (LP)
(SP)



Sold Date: _____
Meas. Type: **Feet**
Frontage(feet): _____
Frontage(metres): _____
Depth / Size (ft.): _____
Sq. Footage: **0.00**
Flood Plain: _____
View: **Yes : River and Lagoon**
Complex / Subdiv: **Tugboat Landing**
First Nation Reserv...
Services Connctd: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

If new,GST/HST inc?: _____
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
P.I.D.: **018-592-546**
Original Price: **\$899,000**
Approx. Year Built: **1994**
Age: **32**
Zoning: **CD-1**
Gross Taxes: **\$2,719.91**
For Tax Year: **2025**
Tax Inc. Utilities?: _____
Tour: _____

Style of Home: **Corner Unit, Penthouse**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco, Wood**
Foundation: **Concrete Perimeter**
Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces: _____
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**
Reno. Year: **2024**
Rain Screen: _____
Metered Water: _____
R.I. Plumbing: _____
Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage Underbuilding, Visitor Parking**
Dist. to Public Transi: **2 Blocks** Dist. to School Bus: **2 Blocks**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **Yes: Curtain & Rod on Flex Room Door, all portable shelves**
Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 90, PLAN LMS1220, DISTRICT LOT 328 329 7812, GROUP 1, NEW WESTMINSTER LAND DISTRICT, UNDIV 1075/94413 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Bike Room, Club House, Elevator, Exercise Centre, Garden, In Suite Laundry, Swirlpool/Hot Tub**

Site Influences: **Paved Road, Private Yard, Recreation Nearby, Waterfront Property**
Features: **CithWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Microwave, Smoke Alarm**

Finished Floor (Main): 1,141	Units in Development: 102	Tot Units in Strata: _____	Locker: No
Finished Floor (Above): 0	Exposure: Southwest	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Red Door Management Corp.	Mgmt. Co's #: 778-827-0377	
Finished Floor (Below): 0	Maint Fee: \$771.65	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility		
Finished Floor (Total): 1,141 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,141 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: _____
of Kitchens: **1**
of Levels: **1**
of Rooms: **7**
Restricted Age: _____
of Pets: **2**
Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: _____
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details: _____

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'4 x 14'3				1	Main	4	Yes
Main	Dining Room	12'10 x 10'5				2	Main	3	No
Main	Kitchen	12'4 x 8'9				3			
Main	Primary Bedroom	12'9 x 11'3				4			
Main	Bedroom	9'2 x 12'10				5			
Main	Flex Room	4'11 x 5'4				6			
Main	Patio	11'1 x 8'6				7			
						8			

Listing Broker(s): **RE/MAX Select Properties** **RE/MAX Select Properties**

Tugboat Landing top floor corner penthouse. Beautifully upgraded spacious 2 bedrooms 2 bath and flex space with windows on the three sides. Views of river, gardens and forest. Upgrades includes all new appliances, washer and dryer, fridge, stove and dishwasher. New Vinyl plank floors in living area and bedrooms carpeted. new gas fireplace insert in the living room. New lighting in the dining room and foyer. New bathroom sink in primary bath. New blinds in kitchen. All freshly painted too. 2 side by side parking plus visitor parking. Amenity room and gym all upgraded 2 years ago and roof currently being replaced at the seller expense. Easy to show. Just call!!!



Top Floor Corner Penthouse in Tug Boat Landing! Close to everything and want for nothing! Enjoy this upgraded 2 bedroom and 2 bathroom home with flex space. Windows on three sides with views of the river, gardens and forest. 2 side by side parking. Don't miss this opportunity to own this Gem in the City!

Offered at \$899,000



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604.616.3106

DEPTH & DIVERSITY...covering all your real estate needs

#402-2080 E. KENT AVE S VANCOUVER, BC

2 BEDROOMS + FLEX AREA + 2 BATHROOMS

TOTAL INTERIOR: 1,141 SQ.FT.
COVERED BALCONY: 92 SQ.FT.
CEILING HEIGHT: 8'-6"



Floor plan not suitable for architectural/construction purposes. ANY 2766 standards used to calculate square footage. Buyer to verify. (S&O insured for \$1,000,000)

