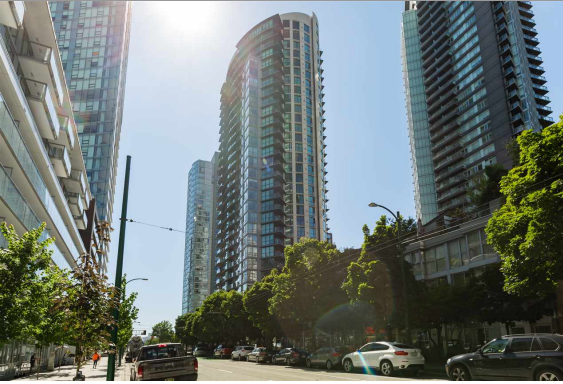


Active
R2565144
 Board: V, Attached
 Apartment/Condo

2607 501 PACIFIC STREET

Vancouver West
 Downtown VW
 V6Z 2X6

\$715,000 (LP)
 (SP)



DOM: **1** List Date: **4/12/2021** Expiry Date: **7/31/2021**
 Prev. Price: **\$0** Original Price: **\$715,000** Sold Date:
 Meas. Type: Frontage (feet): Approx. Year Built: **1999**
 Depth/Size: Frontage (metres): Age: **22**
 Sq. Footage: **0.00** Bedrooms: **1** Zoning: **MULTI**
 Flood Plain: Bathrooms: **1** Gross Taxes: **\$1,942.64**
 Exposure: Full Baths: **1** For Tax Year: **2020**
 If new, GST/HST inc?: Half Baths: **0** Tax Inc. Utilities?: **No**
 P.I.D.: **024-640-077** Council Apprv?: Maint. Fee: **\$383.67**
 View: **Yes: ENGLISH BAY, MTNS, CITYSCAPE** Tour: **Virtual Tour URL**
 Mgmt. Co's Name: **FIRSTSERVICE RESIDENTIAL** Mgmt. Co #: **604-683-6800**
 Complex / Subdiv: **THE 501**
 Services Connctd: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer,**
 Sewer Type: **City/Municipal**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Parking: **Garage; Underground**
 Locker: **Yes**
 Dist. to Public Transit: **1/2 BLOCK** Dist. to School Bus: **1 BLOCK**
 Units in Development: **295** Total Units in Strata: **295**
 Title to Land: **Freehold Strata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes:**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Hardwood, Tile**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water**
 Legal: **STRATA LOT 240, PLAN LMS4050, 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 1**

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Amenities: **Club House, Exercise Centre, Guest Suite, In Suite Laundry, Pool; Outdoor, Swirlpool/Hot Tub**
 Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Fireplace Insert, Microwave, Smoke Alarm, Sprinkler - Fire**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-------------|------------|-------|------|------------|-------|------|------------|
| Main | Living Room | 14'6 x 13' | | | x | | | x |
| Main | Dining Room | 9'4 x 6'1 | | | x | | | x |
| Main | Bedroom | 11'6 x 9' | | | x | | | x |
| Main | Office | 7'2 x 6'4 | | | x | | | x |
| Main | Foyer | 8'7 x 3'6 | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | | |
|--|--|-------------------------|-----------------------|------|-------|-------------|------------|----------------|
| Finished Floor (Main): 622 | # of Rooms: 5 | # 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 | | | | Workshop/Shed: |
| Finished Floor (Basement): 0 | # of Pets: | Cats: | Dogs: | 3 | | | | Pool: |
| Finished Floor (Total): 622 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| Unfinished Floor: 0 | Bylaws: Pets Allowed, Rentals Allowed | | | 5 | | | | Grg Door Ht: |
| Grand Total: 622 sq. ft. | Basement: None | | | 6 | | | | |
| | | | | 7 | | | | |
| | | | | 8 | | | | |

List Broker 1: **Sutton Group-West Coast Realty - Office: 604-714-1700** List Broker 2:
 List Broker 3:
 List Desig Agt 1: **Ann Lok - Phone: 604-767-0959** **ann@annlok.com** Appointments: **Touchbase**
 List Desig Agt 2: **3:** Call: **TOUCHBASE OR TEXT**
 Sell Broker 1: Phone: **604-767-0959**
 Sell Sales Rep 1: **2:** **3:**
 Owner: **KARI KRISTIAN HILDEN**
 Commission: **3.250% ON THE FIRST \$100,000 PLUS 1.16% ON THE BALANCE**
 Occupancy: **Tenant**

Realtor Remarks: **Tenanted Furnished Rental for \$2595/month until April 30, 2021 and will be month to month thereafter. Furniture is optional for purchase. 1st Open House Sat/Sun April 17 & 18th 2-4pm by Appointment only. Offers presentation Tuesday, April 20th by 5pm by email. Measured by Ishot.ca**

Sky high 622 sqft 1 Bedroom + Office w/ spectacular views of English Bay, Sunsets, Fireworks, Marinas, Mtns, Cityscape & Big City Night Lights. Coveted 501 Pacific just steps to David Lam & G. Wainborn Park, seawall, marinas, aquabus to Granville Isl., Fresh St, Farm to Table & Choices Market, London Drugs, artisan eateries & cafes and seaside dining. Beach Style resort amenities – In/Outdoor heated pool, beach volleyball court, clubhouse, theatre, guest suite, & gym. Open Modern plan w/ gourmet U-shaped kitchen, granite counters, gas stove, jetted soaker tub, gas f/p, rollerblinds, balcony w/ ocean views, Renos in 2016 (new breakfast bar, D/W, washer/dryer, paint thruout & hardwood flrs). Investors alert – furnished rental @ \$2595/mo. 1 prkg+1 Locker. Open Sat/Sun April 17/18 2-4pm by Appt