

PJ Paul Wu
Jarvis Wong

#1501 - 1480 HOWE ST
VANCOUVER, BC
V6Z 0G5



\$749,000

1 BEDROOM

1 FULL BATH

1 COVERED PARKING

TOTAL AREA: 569 SF

TAXES: \$2,352.48

EXPOSURE: EAST

WELCOME HOME

- **VANCOUVER HOUSE**, by Westbank, designed by internationally acclaimed architect Bjarke Ingels.
- Features premium finishes such as Miele appliances, contemporary cabinetry with a copper backsplash, Kohler fixtures, triple-glazed windows, hardwood flooring, and integrated air con.
- Five high-speed elevators, 24-hour concierge services, a 25-meter outdoor HEATED pool, a 10,000 sqft fitness facility, a library, and a golf simulator.
- Conveniently located, this residence is a short walk to the Yaletown Skytrain station, 2 blocks from the SEAWALL.

Grand Central
REALTY

We Provide Professional Showing & E Marketing

Paul Wu: 778 878 4843

Email: pwu@paulwurealestate.ca

Jarvis Wong: 778 861 8165

Email: jarvis@jarviswong.ca



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Active **R2888873** **1501 1480 HOWE STREET** Residential Attached
Board: V Vancouver West **\$749,000** (LP)
Apartment/Condo Yaletown **(SP)**



Sold Date: If new,GST/HST inc?: **Yes** Original Price: **\$749,000**
Meas. Type: Bedrooms: **1** Approx. Year Built: **2019**
Frontage(feet): Bathrooms: **1** Age: **5**
Frontage(metres): Full Baths: **1** Zoning: **CD-1**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,352.48**
Sq. Footage: **0.00** For Tax Year: **2023**
Flood Plain: P.I.D.: **030-974-411** Tax Inc. Utilities?: **No**
View: **Yes : Partial False Creek VIEW** Tour:
Complex / Subdiv:
First Nation Reserv...
Services Connctd: **Electricity, Natural Gas, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey** Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Construction: **Concrete Frame** Parking: **Garage Underbuilding**
Exterior: **Concrete, Glass, Mixed** Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Renovations: Reno. Year: Fixtures Leased: **:**
of Fireplaces: R.I. Fireplaces: Rain Screen: Fixtures Rmvd: **:**
Fireplace Fuel: Metered Water: Floor Finish: **Laminate**
Fuel/Heating: **Heat Pump, Natural Gas** R.I. Plumbing:
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Patio(s), Patio(s) & Deck(s)**
Type of Roof: **Other, Tile - Concrete**

Legal: **STRATA LOT 60, PLAN EPS5752, 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: **Air Cond./Central, Bike Room, Club House, Elevator, Exercise Centre, Garden, Green House, In Suite Laundry, Pool; Outdoor, Swirlpool/Hot Tub**
Site Influences: **Adult Oriented, Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Hot Water Dispenser**

Finished Floor (Main): **569** Units in Development: **375** Tot Units in Strata: **375** Locker: **No**
Finished Floor (Above): **0** Exposure: **East** Storeys in Building: **52**
Finished Floor (AbvMain2): **0** Mgmt. Co's Name: **First Service Residential** Mgmt. Co's #: **604-683-8900**
Finished Floor (Below): **0** Maint Fee: **\$635.84** Council/Park Apprv?:
Finished Floor (Basement): **0** Maint Fee Includes: **Caretaker, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Snow removal**
Finished Floor (Total): **569 sq. ft.**
Unfinished Floor: **0**
Grand Total: **569 sq. ft.** Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Suite: Restricted Age: # of Pets: Cats:**Yes** Dogs: **Yes**

Basement:**None** # or % of Rentals Allowed:
Crawl/Bsmt. Ht: # of Levels: **1** Short Term (<1yr)Rnt/Lse Alwd?: **No**
of Kitchens: **1** # of Rooms: **4** Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	10'2 x 5'2			x	1	Main	4	No
Main	Living Room	7' x 12'2			x	2			
Main	Bedroom	8'10 x 8'8			x	3			
Main	Foyer	4'6 x 4'1			x	4			
					x	5			
					x	6			
					x	7			
					x	8			

Listing Broker(s): **Grand Central Realty**

VANCOUVER HOUSE, by Westbank, designed by internationally acclaimed architect Bjarke Ingels. This 1-bedroom unit is among the largest available (569 SQFT), featuring premium finishes such as Miele appliances, contemporary cabinetry with a copper backsplash, Kohler fixtures, triple-glazed windows, hardwood flooring, and integrated air con. The unit offers two GENEROUSLY sized private patios with commanding views of False Creek and Downtown. The building's amenities are second to none, with five high-speed elevators, 24-hour concierge services, a 25-meter outdoor HEATED pool, a 10,000 sqft fitness facility, a library, and a golf simulator. Conveniently located, this residence is a short walk to the Yaletown Skytrain station, 2 blocks from the SEAWALL ,incl.1 Parking.Open House June 8&9(1-4pm)



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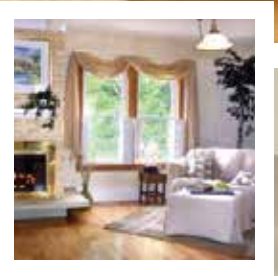
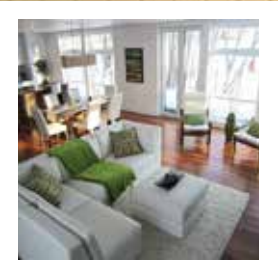
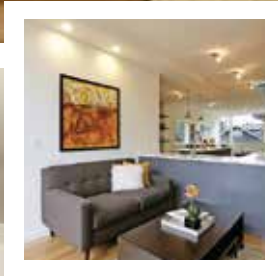
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Marketing Strategies

Weekly Update of Progress
Social Media Marketing
Ad Chasers
Full Advertising Campaign
E-Marketing
Tracking Buyers Online
Personal Showing
Free Video Virtual Tour
Professional Photography
Network of Real Estate Agents
Unconditional Cancellation
Guarantee



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