

#2603 1483 Homer Street, Vancouver

\$1,880,000



SPECTACULAR SWEEPING VIEWS –

High above False Creek at Concord Pacific's Exclusive Waterford building with 2 parking stalls (EV Ready) & a locker. Your AIR CONDITIONED bright SE facing 3 bedroom home offers plenty of light, open floor plan with a large living room area, gas fireplace & range, over height ceilings, a balcony & stunning views from every room. Large primary bedroom perfect for King size bed with an ensuite with separate shower/bathtub. The 3rd bedroom is perfect for a baby room or office with a large storage/walk in closet attached. Waterford offer 24 hr concierge in the lobby & exclusive access to resort like amenities at Club Viva: fitness facility, squash courts, indoor pool, sauna/steam room, theatre & party rooms plus guest suites.

KEY INFORMATION

ADDRESS: #2603 - 1483 Homer Street, Vancouver

PRICE: \$1,880,000

AREA: Yaletown

TYPE: 3 Bedroom + 2 Bath + Balcony

SQ FT: 1,300 SF*

YEAR BUILT: 2003

STRATA FEES: \$1,071.95



FEATURES

VIEWS: False Creek

PARKING: 2 (EV READY) - P3A - 193 & 194

STORAGE: YES - P3A - 57

PETS: 2 Pets

RENTAL: No Airbnb

ELEMENTARY: Elsie Roy Elementary

HIGH SCHOOL: King George Secondary

* Strata Plan show 1,291 SF



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2603-1483 HOMER STREET, VANCOUVER, BC

MAIN FLOOR TOTAL: 1,300 SQ.FT.

BALCONY: 39 SQ.FT.

DISCLAIMER: STRATA PLAN SHOWS 1,291 SQ.FT.

*MEASUREMENTS ARE DONE USING EXTERIOR WALLS



MAIN FLOOR PLAN
Ceiling Height: 8'-8"



* PERSONAL REAL ESTATE CORPORATION.THE FLOOR PLAN ILLUSTRATION IS NOT SUITABLE FOR CONSTRUCTION/ ARCHITECTURAL PURPOSES.
MEASUREMENTS ARE APPROXIMATE AND MAY NOT BE TO SCALE. E&O INSURED. FLOOR PLAN DESIGNED BY ISHOT.CA ENTERPRISES INC. 604-368-7979 ISHOT.CA

ISHOT



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Presented by:
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Active

R2981725

Board: V

Apartment/Condo

2603 1483 HOMER STREET

Vancouver West

Yaletown

V6Z 3C7

Residential Attached

\$1,880,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$1,880,000**
Meas. Type: Bedrooms: **3** Approx. Year Built: **2003**
Frontage(feet): Bathrooms: **2** Age: **22**
Frontage(metres): Full Baths: **2** Zoning: **CD-1**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$5,989.78**
Sq. Footage: **0.00** For Tax Year: **2024**
Flood Plain: P.I.D.: **025-696-785** Tax Inc. Utilities?:
View: **Yes :SPECTACULAR FALSE CREEK VIEWS** Tour:
Complex / Subdiv: **WATERFORD**
First Nation
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Upper Unit**
Construction: **Concrete**
Exterior: **Concrete, Glass, Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage Underbuilding, Visitor Parking**
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood, Mixed**

Legal: **STRATA LOT 103 FALSE CREEK GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS435 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, Exercise Centre, Guest Suite, Recreation Center, Sauna/Steam Room, Storage, Swirlpool/Hot Tub, Concierge**

Site Influences: **Central Location, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): **1,300**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,300 sq. ft.**
Unfinished Floor: **0**

Grand Total: **1,300 sq. ft.**

Suite:
Basement: **None**
Crawl/Bsmt. Ht.:
of Kitchens: **1** # of Levels: **1**
of Rooms: **8**

Units in Development:
Exposure: **Southeast**
Mgmt. Co's Name: **Rancho**
Maint Fee: **\$1,071.95**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility**

Tot Units in Strata: **129** Locker: **Yes**
Storeys in Building: **32**
Mgmt. Co's #: **604-684-4508**
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: # of Pets: 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	Kitchen	8'10 x 13'4			x	1	Main	4	No
Main	Living Room	14' x 13'11			x	2	Main	4	Yes
Main	Dining Room	9' x 13'4			x	3			
Main	Primary Bedroom	11'10 x 11'2			x	4			
Main	Walk-In Closet	7'5 x 4'2			x	5			
Main	Bedroom	9'2 x 8'11			x	6			
Main	Bedroom	9'8 x 7'			x	7			
Main	Walk-In Closet	6' x 6'10			x	8			

Listing Broker(s): **Rennie & Associates Realty Ltd.**

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