

# For Sale

Info Sheet Provided by:

**Les Twarog**

cell/office: 604.671.7000

private fax: 604.688.8000

web site: www.6717000.com

email: les@6717000.com

#1606-1723 ALBERNI ST V6G 3G9

West End VW \$450,000

Bedrooms:	1	Amenities
Bathrooms:	1	Bike Room
Age:	11	Garden
Total Sq Ft:	654.00	In Suite Laundry
Price per SqFt:	\$688.07	Storage
No. of Parking:	1	Fuel/Heating
Pkg Stall#:		Electric
Locker #:		Natural Gas
Fireplaces:	1	Outdoor Area
Construction:	Concrete	None
Maint. Charge:	\$323.09	
Mgt Co. / No:	VANCOUVER CONDO / 604-684-6291	
Restrictions:	PETR / RENR	
Taxes:	\$1,811 (2009)	
PID Number:	024-219-827	Photos Avail:3
Exposure:	N	Occupancy: TENNT



Legal Desc: PL LMS3432 LT 88 DL 185 LD 36 UNDIV 61/9752 SHARE  
IN COM PROP THEREIN. PID: 024-219-827

Complex Name: THE PARK

Days on Mkt: 1 # Units in Strata: 151



Spectacular and impressive north facing 653 sf 1 bed + den condo at "The Park" with North Shore Mountains, Marina, Coal Harbour & Stanley Park views. Suite boasts an open concept living, dining & kitchen/w Jen-Air cook top, hardwood floors, & granite counters. All suites have their own private garage with oversized secure in-garage storage. 1 pet for suites up to 600 sf, 2 pets/suite over 600 sf & rentals minimum stay 90 days or more. Seller paid \$7,000 preventative maintenance assessment for re-calking bldg. & TH Membrane repair. No facilities - Entertainment Room in Lobby level - \$20K in new furniture. Tenant moving out Aug 30, 2009 & was paying \$1300/mo. Go to Rltr's web site for video, flr plans and additional suite pics



Listing Broker: RE/MAX Crest Realty

"SELLING  
DISTINCTIVE LIFESTYLES"



**RE/MAX**<sup>®</sup>  
CREST REALTY  
(WESTSIDE)  
1428 W 7th Avenue  
Vancouver, BC V6H 1C1



**Les Twarog**  
 Re/Max Crest Realty  
 (Westside)



Website: [www.6717000.com](http://www.6717000.com)  
 Email: [mml@6717000.com](mailto:mml@6717000.com)  
 Cell: 604-671-7000  
 Fax: 604-688-8000

West End VW, Vancouver West  
**# 1606 1723 ALBERNI ST**

Residential Attached  
**Active**



List Price:	<b>\$450,000</b>	Days on Mkt:	
List Date:	<b>10-Aug-09</b>		
Previous Price:		Subdiv/Complex:	<b>THE PARK</b>
Original Price:	<b>\$450,000</b>	Postal Code:	<b>V6G 3G9</b>
Frontage:		PID:	<b>024-219-827</b>
Depth/Size:		Approx Yr Blt:	<b>1998</b>
Lot SqFt:	<b>0</b>	Age at List Date:	<b>11</b>
Exposure:	<b>N</b>	Type:	<b>Apartment Unit</b>
Stories in Bldg:	<b>25</b>	Zoning:	<b>RM-6</b>
Flood Plain:		Taxes:	<b>\$1,811 / 2009</b>
Meas. Type:		Gst Incl:	
Fixtures Lsd:	<b>No</b>	Half Baths:	<b>0</b>
Fixt Removed:	<b>N</b>	View:	<b>Yes; STANLEY PARK &amp; MARINA</b>
		Apprvl Reqd:	

Style of Home:	<b>Other</b>	Total Parking:	<b>1</b>	Covered Parking:	<b>1</b>
Construction:	<b>Concrete</b>	Parking Stall #:		Parking Stall Owned:	<b>N</b>
Foundation:	<b>Concrete Perimeter</b>	Parking Access:	<b>Front</b>		
Exterior:	<b>Mixed</b>	Parking Facilities:	<b>Garage; Underground</b>		
Rain Screen:	<b>No</b>				
Type of Roof:	<b>Tar &amp; Gravel</b>	Dist to Public Trans:	<b>CLOSE</b>	Dist to School/Bus:	<b>CLOSE</b>
Renovations:		Units in Development:	<b>151</b>	Total Units in Strata:	<b>151</b>
Flooring:	<b>Hardwood</b>	Locker:		Locker #:	
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Electric / Natural Gas</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>1</b>	R/I Fireplaces:		Seller's Interest:	<b>Registered Owner</b>
Fireplace Fuel:	<b>Gas - Natural</b>	Mortgage Info:	<b>0 -</b>		
Outdoor Area:	<b>None</b>	Property Disclosure:	<b>/ Y</b>		
Mngmt Co & Tel:	<b>VANCOUVER CONDO 604-684-6291</b>	Bylaw Restrictions:	<b>Pets Allowed w/Rest., Rentals Allowed w/Restrictions,</b>		
Mo. Maint Charge:	<b>\$323.09</b>				

Maint Charge Incl: **Caretaker, Garbage Pickup, Hot Water, Management, Recreation Facility**

Legal: **PL LMS3432 LT 88 DL 185 LD 36 UNDIV 61/9752 SHARE**

Amenities: **Bike Room, Garden, In Suite Laundry, Storage**

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 9'						
Main F.	Kitchen	12' X 7'8						
Main F.	Dining	12' X 6'7						
Main F.	Bedroom	12'8 X 10'2						
Main F.	Den	6'5 X 6'2						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>5</b>	<b>Bathrooms:</b>	
Finished Floor Area Main:	<b>654</b>	Finished Levels:	<b>1</b>	1	<b>4 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	<b>; Ensuite: N</b>
Finished Floor Area Down:	<b>0</b>	Bsmt Height:		3	<b>; Ensuite: N</b>
Finished Floor Area Bsmt:	<b>0</b>	Restricted Age:		4	
Total Finished Floor Area:	<b>654</b>	# Pets; Cats; Dogs:	<b>2</b>	5	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		6	
Grand Total Floor Area:	<b>654</b>			7	
				8	

Listing Broker 1: **RE/MAX Crest Realty (Westside)** Occupancy: **Tenant**

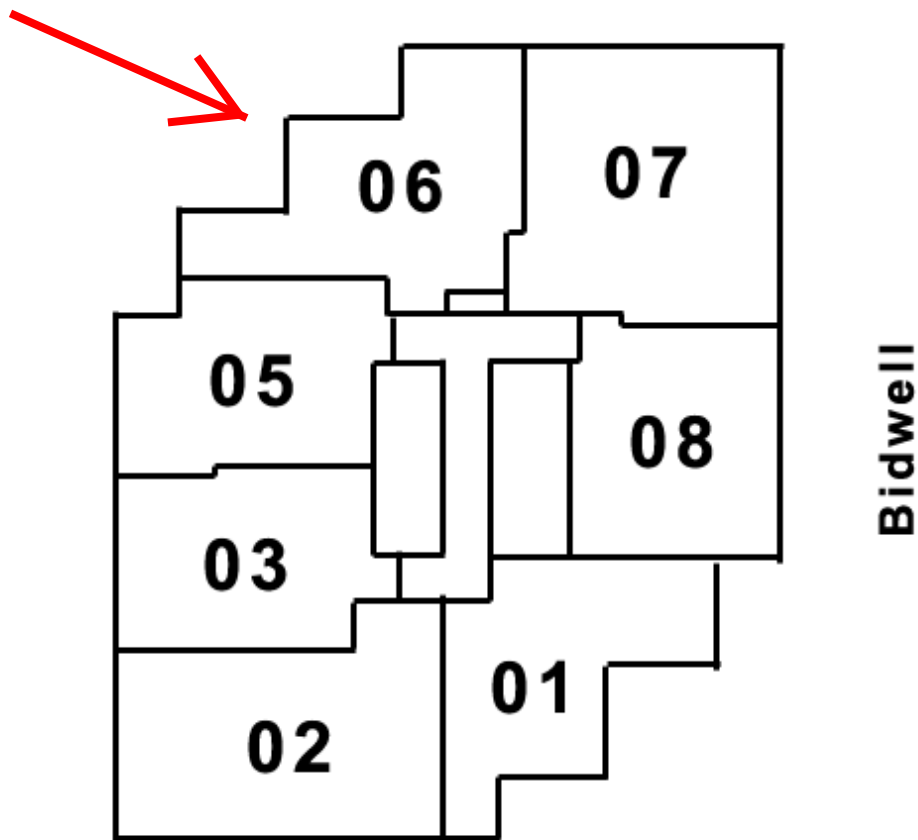
Listing Broker 2:

**Spectacular and impressive north facing 653 sf 1 bed + den condo at "The Park" with North Shore Mountains, Marina, Coal Harbour & Stanley Park views. Suite boasts an open concept living, dining & kitchen/w Jen-Air cook top, hardwood floors, & granite counters. All suites have their own private garage with oversized secure in-garage storage. 1 pet for suites up to 600 sf, 2 pets/suite over 600 sf & rentals minimum stay 90 days or more. Seller paid \$7,000 preventative maintenance assessment for re-calking bldg. & TH Membrane repair. No facilities - Entertainment Room in Lobby level - \$20K in new furniture. Tenant moving out Aug 30, 2009 & was paying \$1300/mo. Go to Rltr's web site for video, flr plans and additional suite pics**





### West Georgia



### Alberni

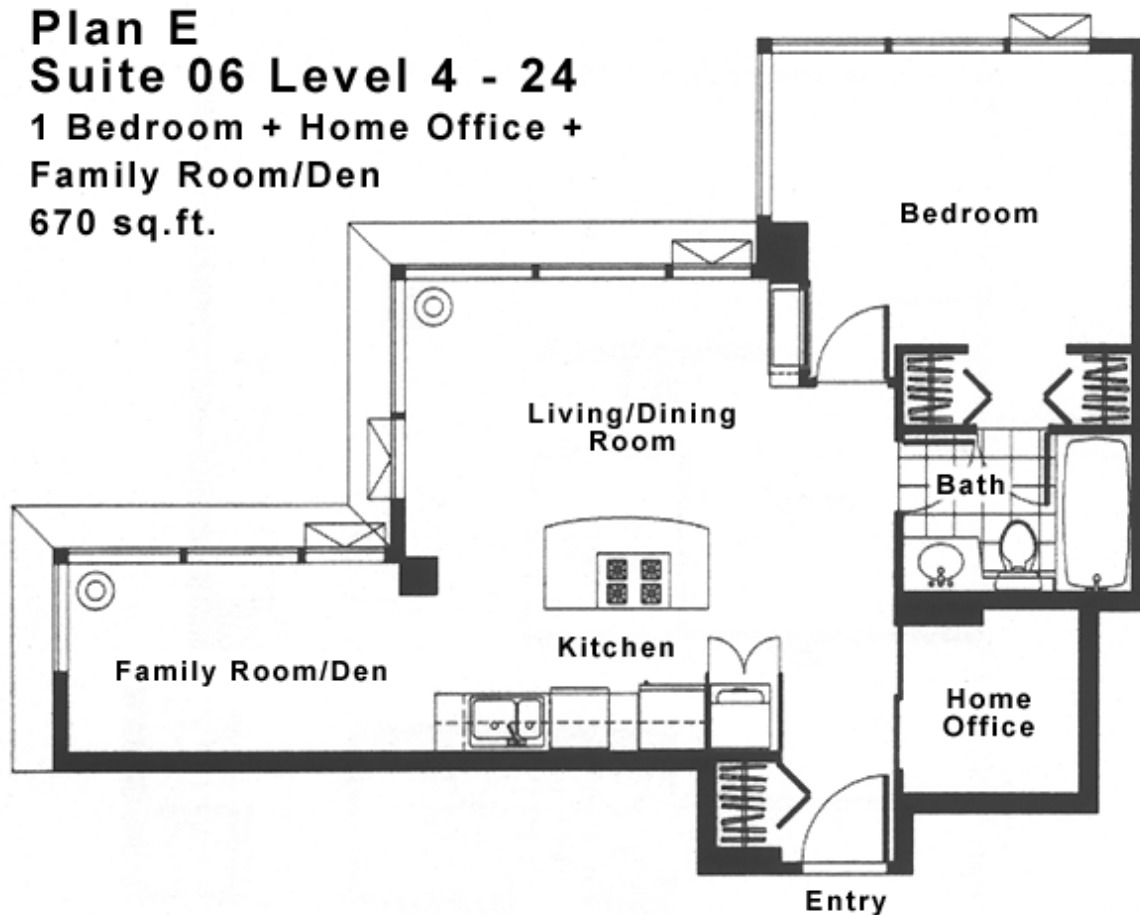
Compliments of Les Twarog. **RE/MAX** Crest Realty, 604-671-7000.



**Disclaimer**

All information including floor plans, floor plates, maps & suite numbers are gathered from different sources and is deemed to be accurate as possible but not guaranteed. The Webmaster/REMAX Crest Realty (Westside)/RE/MAX Crest Realty (Macdonald)/Les Twarog are not held liable for any errors or omissions in this info sheet. The reader of this material to verify the accuracy of the content.

**Plan E**  
**Suite 06 Level 4 - 24**  
**1 Bedroom + Home Office +**  
**Family Room/Den**  
**670 sq.ft.**



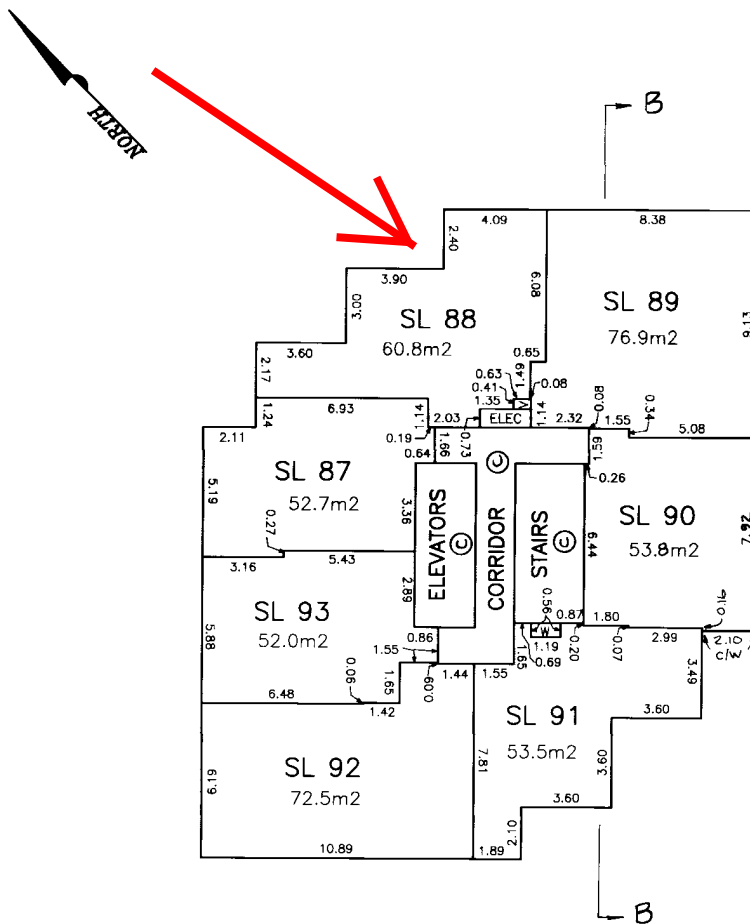
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# FOURTEENTH FLOOR



## LEGEND:

- SEE SHEET 2

## NOTES:

- BOUNDARIES BETWEEN STRATA LOTS ARE CENTRE OF WALLS
- BOUNDARIES BETWEEN STRATA LOTS AND INTERNAL COMMON PROPERTY ARE CENTRE OF WALLS
- EXTERNAL BOUNDARIES OF STRATA LOTS ARE CENTRE OF GLAZING AND PROJECTIONS THEREOF, EXCEPT AS INDICATED THUS:  
 C/W DENOTES CENTRE OF WALL



1:200

ALL DISTANCES ARE IN METRES

13 JULY 98 *P. A. Pulino*  
 BCLS



# Concrete building location map for Coal Harbour, Bayshore & Surrounding Areas

Produced by & Compliments of  
**Les Twarog**  
 RE/MAX Crest Realty (Westside)  
 #2-1012 Beach Ave., Van., BC V6E 1T7  
 Call: 604-671-7000  
 E-mail: les@6717000.com

Click Thumbnail for other versions of this map

  
**3D**  
 INTERACTIVE  
 MAP

  
 Google  
 Maps

  
**COLLIERS**  
 INTERNATIONAL  
 INTERACTIVE

**Other  
 Maps**

**Map 2**  
 (Original Version)



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- Strata Residential Buildings
- Rental buildings
- Proposed Strata Residential buildings
- Proposed rental buildings
- ▲ Parks, Attractions
- ▲ Commercial/Office Buildings
- 🏠 Virtual Tours

Updated  
 January 25, 2007

Map & Legend Also available at [www.6717000.com](http://www.6717000.com)

## Concrete Building Locations for Coal Harbour, Bayshore & Surrounding Areas

Line #	Bldg #	Bldg Name	Street Number	Street Name	# of Suites	# of Levels
1	77	1409 Pender	1409	W. Pender	N/A	15
2	78	1477 Pender	1477	W. Pender	N/A	34
3	34	1500 Alberni	1500	Alberni	69	24
4	39	1668 ALBERNI	1668	Alberni	11	12
5	49	1684 Alberni	1684	Alberni	N/A	N/A
6	35	1888 Alberni	1888	Alberni	36	20
7	44	735 BIDWELL	735	Bidwell	16	8
8	79	850 Burrard	850	Burrard	N/A	10
9	42	Alberni Place	738	Broughton	65	26
10	5	Avila	560	Cardero	100	21
11	6	Bauhinia	535	Nicola	101	24
12	48	Bayshore Garden	1616	Bayshore Drive	69	25
13	46	Bayshore Garden Tower	1650	Bayshore Drive	76	19
14	64	Bayshore Hotel	1601	Bayshore Drive	N/A	N/A
15	50	Bayshore Outlook	699	Cardero	161	26
16	45	Bayshore Tower	1680	Bayshore Drive	92	22
17	1	Bayshore Tower 1	1790	Bayshore Drive	66	21
18	2	Bayshore Tower 2	1710	Bayshore Drive	87	25
19	3	Bayshore Tower 3	1777	Bayshore Drive	40	14
20	4	Bayshore Tower 4	1717	Bayshore Drive	58	15
21	52	Bayview	1529	W. Pender	236	28
22	12	Callisto	1281	West Cordova	126	35
23	15	Carina	1233	W. Cordova	93	26
24	7	Cascina	590	Nicola	117	25
25	63	Cielo	1205	W. Hastings	136	30
26	53	Classico	1328	W. Pender	191	38
27	71	Coal Harbour Residences	1200	Block W. Pender	70	N/A
28	8	Denia	499	Broughton	86	20
29	32	Devon Gate	1788	West Georgia	25	13
30	54	Dockside	1478	W. Hastings	49	7
31	40	Emerald West	717	Jervis	96	31
32	11	Escala	323	Jervis	95	29
33	74	Estates	1011	W. Cordova	200	45
34	67	Flatiron	1277	Melville	N/A	30
35	62	Fusion on Robson	828	Cardero	N/A	N/A
36	59	George - The Condominiums	1420	W. Georgia	183	22
37	60	Georgian Towers	1450	W. Georgia	N/A	N/A
38	19	Harbourside Park I	588	Broughton	191	26
39	20	Harbourside Park II	555	Jervis	191	26
40	38	Heritage Strata Building	777	Burrard	51	12
41	41	Jervis Court	789	Jervis	26	12
42	75	Laguna Parkside	1925	Alberni	67	22
43	27	Lions East Tower	1331	Alberni	243	33
44	28	Lions West Tower	1367	Alberni	208	30
45	36	Lord Stanley	1889	Alberni	112	13
46	57	Lumiere	1863	Alberni	59	18
47	56B.	Marriot Pinnacle Strata Hotel	1128	W. Hastings	N/A	31
48	69	Melville	1189	Melville	232	42
49	16	One Harbourgreen Place	1169	W. Cordova	57	23
50	22	Orca Place	1166	Melville	160	30
51	43	Pacific Robson Palais	1688	Robson	38	5
52	31	Palais Georgia	1415	W. Georgia	86	26
53	25	Palisades East Tower	1200	Alberni	152	31
54	26	Palisades West Tower	1288	Alberni	120	22
55	51	Palladio	1228	W. Hastings	88	28
56	33	Park	1723	Alberni	144	25
57	21	Pointe Claire	1238	Melville	196	35
58	10	Proposed School & Residential Tower	480	Broughton	N/A	15
59	70	Qube	1333	W. Georgia	180	18
60	24	Residences on Georgia East Tower	1200	W. Georgia	234	35
61	23	Residences on Georgia West Tower	1288	W. Georgia	234	35
62	72	Ritz	1211	Melville	185	38
63	68	Shangri-La	1128	W. Georgia	293	61
64	61	Shaw Tower	1077	W. Cordova	130	42
65	65	Sterling	1050	Smilthe	129	21
66	58	Terminal City Club	837	W. Hastings	73	29
67	37	The Carlyle	1060	Alberni	147	21
68	76	The Ritz Carleton	1153	W. Georgia	N/A	N/A
69	73	The Sapphire	1188	W. Pender	112	34
70	18	Three Harbour Green Place	1105	W. Cordova	95	37
71	17	Two Harbourgreen Place	1139	W. Cordova	75	32
72	17	Vantage	1111	W. Pender	39	6
73	29	Venus	1239	W. Georgia	298	36
74	30	Westcoast Pointe	1331	W. Georgia	208	33

The enclosed information, while deemed to be correct, is not guaranteed. All information including floor plans, floor plates, strata plans, maps & suite numbers are gathered from many different sources and are deemed to be accurate as possible but not guaranteed. The Webmaster / RE/MAX Crest Realty (Westside-Beach) & RE/MAX Crest Realty (Westside-Macdonald) / Les Twarog are not held liable for any errors or omissions in this info sheet. The reader of this material to verify the accuracy of the content.






**Les & Sonja**  
TWAROG  
PEDERSEN


VANCOUVER WESTSIDE & DOWNTOWN SPECIALISTS

604.671.7000      www.6717000.com



**COAL HARBOUR - WEST COAST POINT**

**2309 - 1331 W. Georgia \$449,900**  
682 sf, 1 + den south east corner suite at "The Westcoast Point." Den can be 2nd bdrm. Insuite storage, 1 parking stall. Coal Harbour views



**COAL HARBOUR - 4,877 SF PENTHOUSE**

**PH 1 - 1415 W. Georgia \$2,998,000**  
360 degree views from this amazing home at "PALAIS GEORGIA". 2 level, nearly 5,000 sf, award winning P/H. 5 Beds, 5 baths, high ceilings, Hwd flrs w/rad. heat, AC. Many designer, quality features. Huge deck, 4 pkg & storage.



**SILVER SEA - PENTHOUSE**

**PH 1 (1001) 628 Kinghorne \$2,999,000**  
Concord's newest "Platinum Series" P/H. 2238 sf, 3 bdrm, 4 baths, spectacular S/E waterfront view of False Creek and George Wainbourne Park. Ultra luxurious finishings. This is a MUST view. EASY TO SHOW

**ASSIGNMENTS**  
www.6717000.com/assignments

**ALTO TOWNHOUSE 1205 HOWE**

- TH 1211: 1205 Howe Street 1062 sf, 2 level live/work TH facing east \$689,000

**SMART 168 POWELL ST.**

- #712: 566 sf, 1 bdrm w/den. Chic, Euro-style finishing. Great Value \$299,000
- #506: 996 sf, 2 bedroom, 2 bathroom, facing NW (Powell St.) \$499,000

**ATELIER 833 HOMER ST.**

- #3105: PH 1350 sf, 2 Bed + Den, 2 Bath. \$1,77M
- #2002: 873 sf 2 Bedroom, 2 Bath \$749,000

**33 WEST PENDER ST.**

- #506. 679 sf, 1 bdrm, 1 pkg, H/W floors, S/S appliances. Dec. Compl. Orig PP \$364K. \$395,000

**'ESPANA' 689 ABBOTT ST.**

- #3505: 1232 sf 2 bed/solarium + den, 2 bath, N/W Sub-P/H. Dep. \$164K \$799,000

**'SILHOUETTE' 9868 CAMERON. N. BBY.**

- #2203: 9868 Cameron, 697sf 1 bedroom
- West facing. Completion this summer
- Original purchase price \$343,900 (3yrs ago)
- Original deposit \$130,000
- Selling at fire sale price: \$369,000

**BUSINESS FOR SALE**  
www.6717000.com/biz

**DOWNTOWN HAIR SALON**

- Downtown/Cross-town - Trendy upscale 1075 sf hair salon with 6 chairs and 3 sinks.
- Chairs rented at \$1000/mo.
- Totally renovated and updated with modern decor, wood floors, tiled baths, pedestal sinks.
- Meticulously maintained, mechanically updated, renovated. Big 65' corner with driveway and double garage. Shows beautifully.
- Lease \$2100/mo including taxes and cam.
- Plenty of room to implement esthetic area. **\$69,000**

**NEW LISTING**




**LANDMARK 33**

**509 - 1009 EXPO \$369,000**  
679 sf, 1 bdrm + den + solarium at Landmark 33. (Expo + Cambie). Renovated with new carpets & H/W floors. Tenanted mon-to-mon at \$1450/mon.



**WEST OF DENMAN - 1 SUITE PER FLOOR**

**1501 - 1888 Alberni \$1,650,000**  
2332 sf, 3 bed, 3 bath suite at 1888 Alberni (One suite per floor). Views of Stanley Park, Lost Lagoon, Coal Harbour. Bonus: Huge wrap-around balcony, 2 parking stalls and huge 10 x 15 storage locker.



**YALETOWN - JARDINE'S LOOKOUT**

**1605 - 867 Hamilton \$499,000**  
1030 sf, S/W corner, 2 bed, 2 bath + solarium Jardine's Lookout. Rented at \$1600/mo, but tenant moving Sept 1. Go to our website for video.



**COAL HARBOUR 2 BED - 1300 SF**

**404 - 1415 W Georgia \$649,000**  
Totally remodelled view suite at Coal Harbour. 'Palais Georgia' Featuring H/W floors, granite counter, S/S appliances. Shows well. #304 also available at \$729,000.



**TV TOWERS 2**

**2609 - 233 Robson \$429,000**  
610 sf, N/W facing suite in brand new TV Towers 2. Euro-Design furnishings, great facilities and concierge in this building. Brand new - no GST. Bring offers!



**WEST END - COAL HARBOUR**

**1102 - 1723 Alberni \$499,000**  
780 SF, 2 bed, 2 bath unit at "The Park." Great N/W view of Lost Lagoon, West End and Stanley Park. Features include H/W floors, granite counters in kitchen, and enclosed garage.


**NEW LISTING**



**BOUNDARY & HASTINGS**

**1403 - 3760 Albert \$239,900**  
700 sf, south facing 1 bdrm condo at Boundary. View, vacant, and easy to show. New paint. Call us for appointment to view. Fantastic view of Vancouver and Burnaby.

**NEW LISTING**



**CENTRAL PARK - BURNABY**

**1803 - 5645 Patterson \$175,000**  
500sf studio at Central Park Place in BBY - just off Kingsway. Breathtaking views of North Shore mountains, park and the ocean. Great amenities incl. O/D pool. Tenanted,.



**COAL HARBOUR - POINTE CLAIRE**

**404 - 1238 Melville \$679,000**  
1050 sf, 2 bed + den. Completely renovated with stainless appliances, bamboo floors, recessed lighting, large open balcony, 2 parking stalls, peekaboo view.

**NEW LISTING**



**1st SHAUGHNESSY HERITAGE HOME**

**1975 W 17th Ave. \$3,888,500**  
5100 sf, 5 bdrm, stunning Shaughnessy home on a 100 x 125 lot. Beautifully landscaped, high ceilings, solid oak floors, gourmet kitchen. Too much to list. Call for private appointment.

**CHILLIWACK**



**TOTALLY RENOVATED SPLIT LEVEL HOME**

**46091 Davis Ave, Chilliwack \$474,900**  
Stunning 2750 sf, 6 bedroom, 3.5 bath home in Sardis Park, Chilliwack. 2 min from downtown. Features new floors and extensive use of custom mouldings, modern high gloss kitchen with glass tile backsplash, huge back yard etc. Go see home video on our website.



**KITSILANO - HALF DUPLEX**

**2312 W. 5th Avenue (at Vine) \$1,288,000**  
Kits back 1/2 duplex, approx 1600 sf on 3 levels. 3 bed + family room in lower level, attached 1 car garage, 9' ceilings, no lane, private location. This is a MUST view. Easy to view.



**SHAUGHNESSY REMODELLED HOME**

**1472 W. 40TH \$1,378,000**  
2000 sf, Shaughnessy charmer with 6 bedrooms. Meticulously maintained, mechanically updated, renovated. Big 65' corner with driveway and double garage. Shows beautifully.