



604.706.1710

Condos & Homes Team

www.bccondosandhomes.com | sales@bccondosandhomes.com

**R2741005****Active**Apartment/Condo
Residential Attached**2007 588 BROUGHTON STREET**

Vancouver West

Coal Harbour

Harbourside Park**\$635,000** (LP)

(SP)

\$1,204.93 L\$/SF

S\$/SF

Sold Date:



Total Bedrooms 1
Total Baths 1
FIARTotFin 527
Outdoor Area NONE
View Yes
View - Specify CITY VIEWS

Approx. Year Built 1995
Tot Units in Strata Plan 382
Mgmt. Co Name First Service Residential
Mgmt. Co Phone# 604-683-8900
Parking Places - Total 1
Parking Places - Covered 1

Days On Market 3
Occupancy Tenant
Gross Taxes \$1,686.21
Maintenance Fee \$365.07
Locker Yes
Maint Fee Includes Caretaker, Garbage Pickup, Gardening, Hot Water, Management,

2007 - 588 Broughton, V6G 3E3, Welcome to "Harbourside Park" designed by world-renowned architect Arthur Erickson in Coal Harbour. This 527sf 1 bed, 1 bath is South facing with city views (see feature sheet with floor plan) & luxury amenities incl. gym, ID pool, hot tub, steam room/sauna on L1 (lobby), various meeting rooms & theatre on L2 + 26th floor rooftop deck, on-site caretaker & 24hr security. Approved 11 story school & rental building being built in front of this building. Steps from the best restaurants, cafes, shopping, entertainment & waterfront walks. Pets & rentals OK (Minimum 30 days) Purchase price incl 1 Parking #197 (P3) & Storage #H114A-23 (level 1). Ins Ded \$100K, Cont. Res \$2.7M. Currently rented at \$1600/mo to same tenant for 27 years - would like to stay, easy to show

RE/MAX Crest Realty

12/02/2022 10:31 AM

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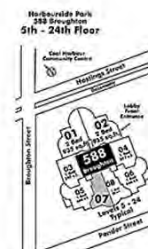
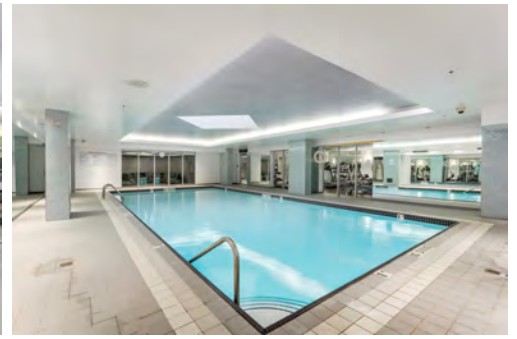
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Sold Date:



Sold Date:

Meas. Type:

Depth / Size (ft.):

Lot Area (sq.ft.): **0.00**Flood Plain: **Exempt**

Approval Req?:

Exposure:

If new, GST/HST inc?: **No**Mgmt. Co's Name: **First Service Residential**Mgmt. Co's Phone: **604-683-8900**

View:

Yes: CITY VIEWSComplex / Subdiv: **Harbourside Park**Services Connected: **Community, Electricity, Water**

Frontage (feet):

Frontage (metres):

Bedrooms: **1**Bathrooms: **1**Full Baths: **1**Half Baths: **0**Maint. Fee: **\$365.07**Approx. Year Built: **1995**Age: **27**Zoning: **RES**Gross Taxes: **\$1,686.21**For Tax Year: **2022**Tax Inc. Utilities?: **No**P.I.D.: **023-147-733**

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Concrete, Glass, Metal**
Foundation:
Rain Screen:
Renovations: **Other**
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **None**
Type of Roof: **Tar & Gravel**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces:

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Underground**

Locker: **Y**
Dist. to School Bus:
Total Units in Strata: **382**

Dist. to Public Transit:
Units in Development: **382**
Title to Land: **Freehold Strata**
Seller's Interest: **Registered Owner**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Tile**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Water**
Legal: **STRATA LOT 152, BLOCK 185, PLAN LMS2064, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & OF THE PUBLIC HARBOUR OF BURNARD INLET, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE**

Amenities: **Bike Room, Elevator, Exercise Centre, In Suite Laundry, Recreation Center, Storage**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Treed, Waterfront Property**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'1 x 4'1			x			x
Main	Living Room	12'5 x 9'1			x			x
Main	Dining Room	8'4 x 5'6			x			x
Main	Kitchen	9'6 x 7'7			x			x
Main	Bedroom	10'0 x 10'0			x			x
Main	Den	5'1 x 4'11			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	527	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	527 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Unfinished Floor:	0	Allowed			6				
Grand Total:	527 sq. ft.	Basement: Part			7				
					8				

Listing Broker(s): **RE/MAX Crest Realty**

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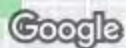
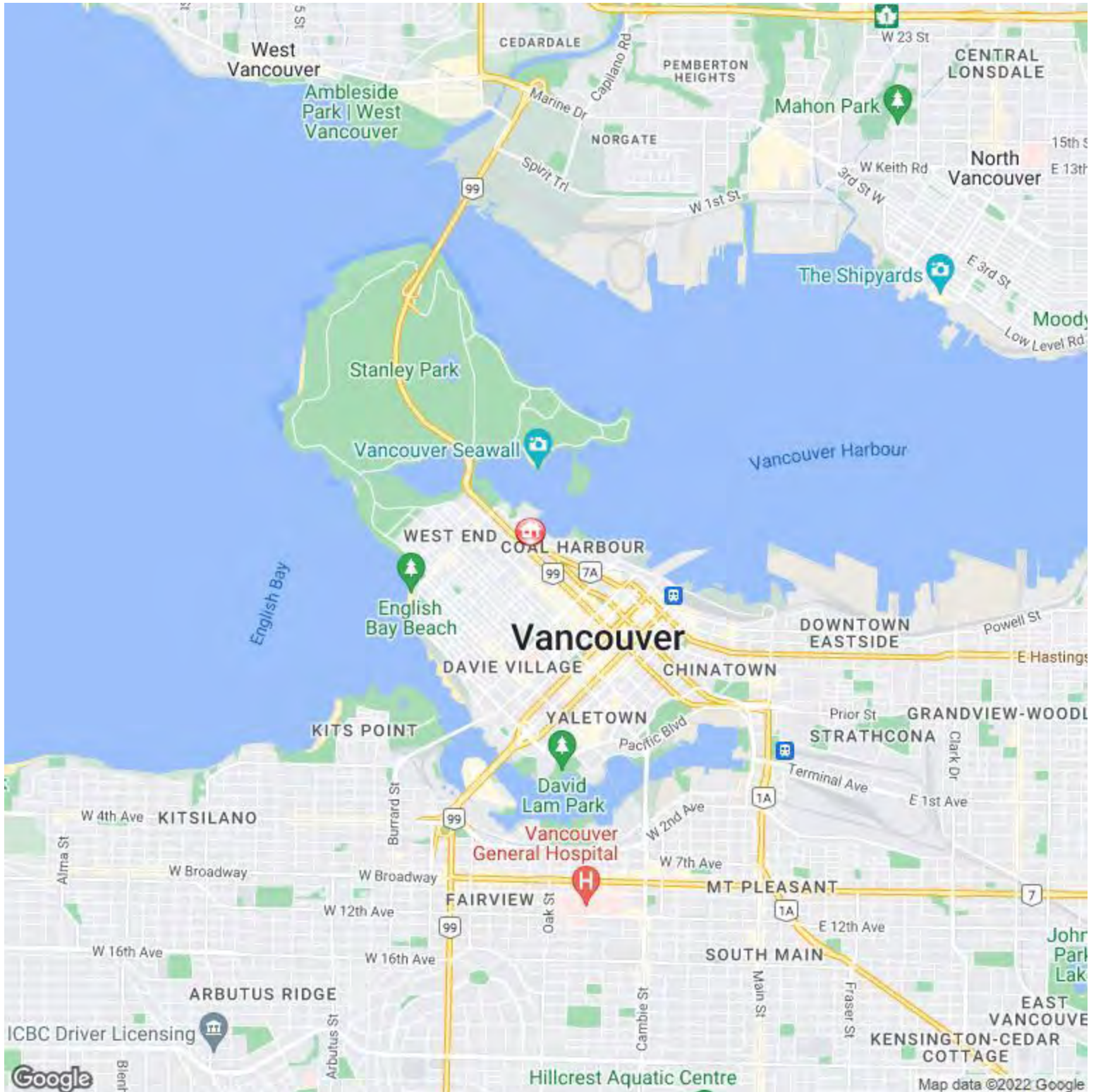
Harbourside Park**\$635,000** (LP)

(SP)

\$1,204.93 L\$/SF

S\$/SF

Sold Date:



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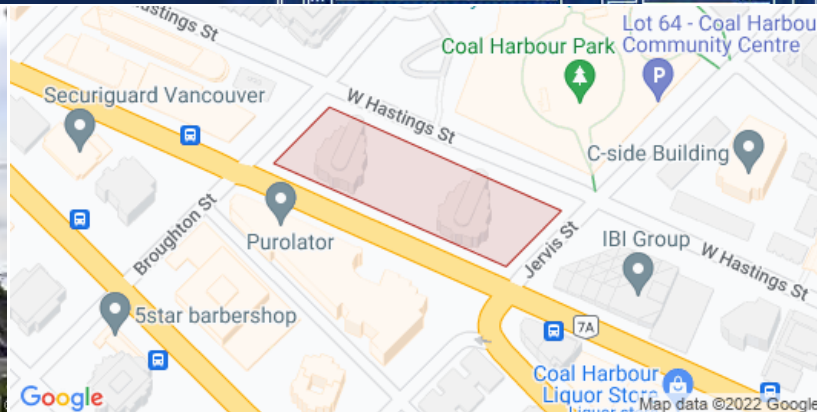
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2007-588 BROUGHTON ST Vancouver BC V6G 3E3

PID	023-147-733	Legal Description	STRATA LOT 152 DISTRICT LOT 185 AND OF THE PUBLIC HARBOUR OF BURNARD INLET GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS2064 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1				
Zoning	CD-1 (259) - 1301-1325 West Pender Street	Plan	LMS2064				
Registered Owner	LA*, V*	Community Plans(s)	NCP: Downtown, not in ALR				
Floor Area	527 Ft ²	Max Elevation	13.80 m	Year Built	1995	Transit Score	100 / Rider's Paradise
Lot Size	-	Min Elevation	9.72 m	Bedrooms	1	WalkScore	90 / Very Walkable
Dimensions	-	Annual Taxes	\$1,686.21	Bathrooms	1	Structure	STRATA-LOT RESIDENCE (CONDOMINIUM)

MLS HISTORY

MLS history not available

APPRECIATION

	Date	(\$)	% Change
Assessment	2022	\$626,000	315.12 %
Sales History	05/09/1995	\$150,800	

ASSESSMENT

	2021	2022	% Change
Building	\$123,000	\$123,000	
Land	\$501,000	\$503,000	
Total	\$624,000	\$626,000	

SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Lord Roberts	King George
District	SD 39	SD 39
Grades	K - 7	8 - 12

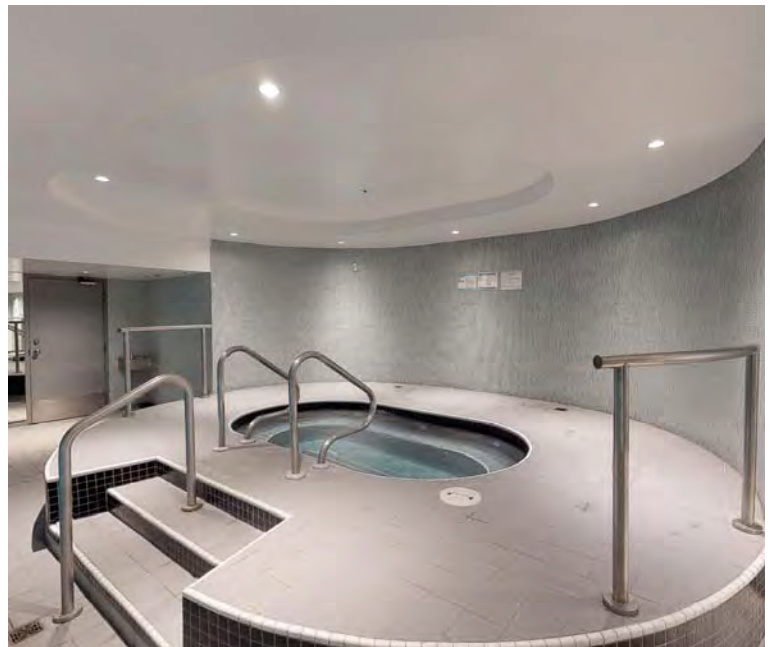
DEVELOPMENT APPLICATIONS

No records found for this parcel

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I'm more than a real estate agent. I'm a REALTOR®.



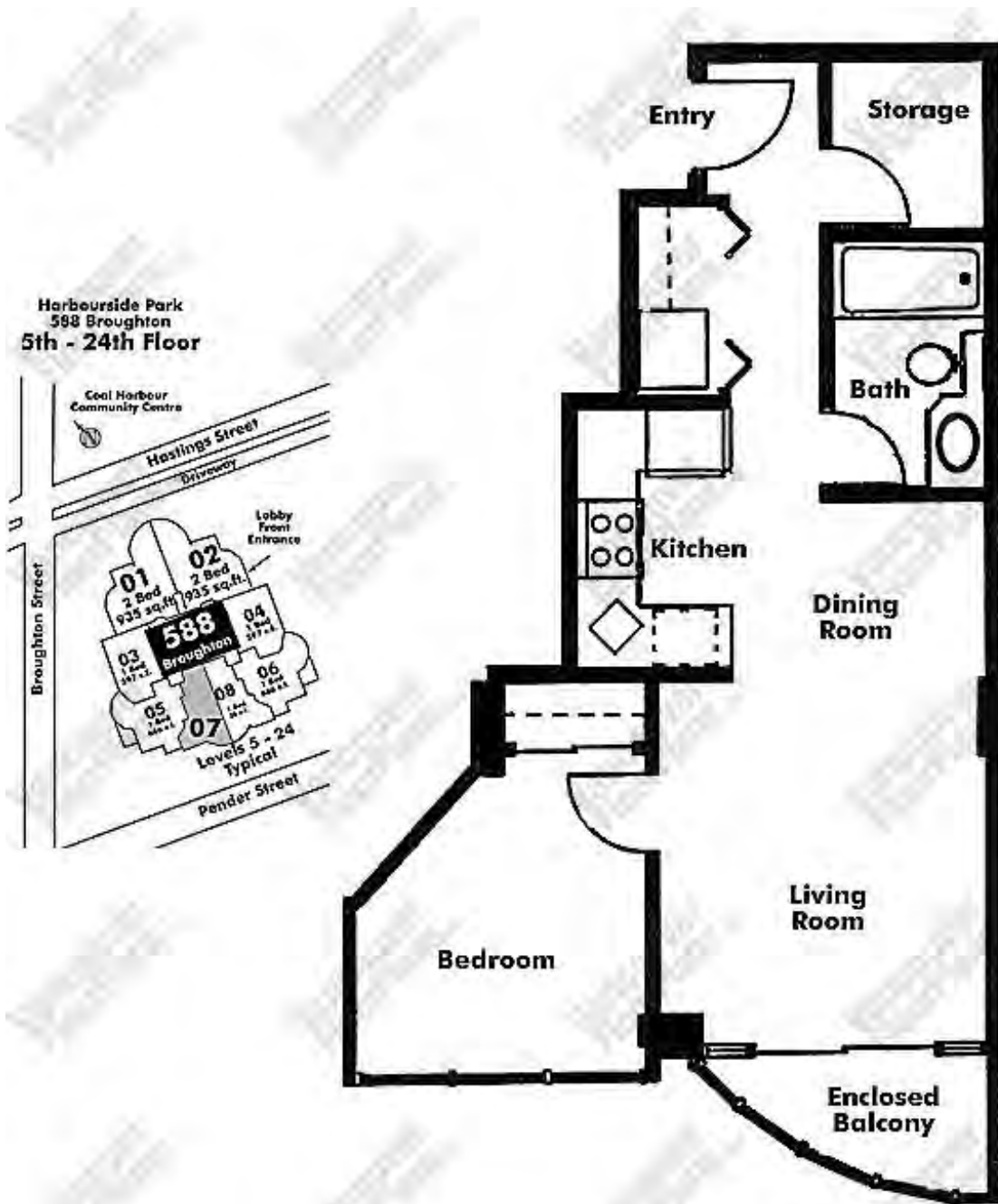


Harbourside Park I

#2007 588 Broughton, Vancouver, BC, V6G 3E3

1 Bedroom + Balcony

520 sq.ft.



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Harbourside Park I

#2007 588 Broughton, Vancouver, BC, V6G 3E3

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520 sq.ft.



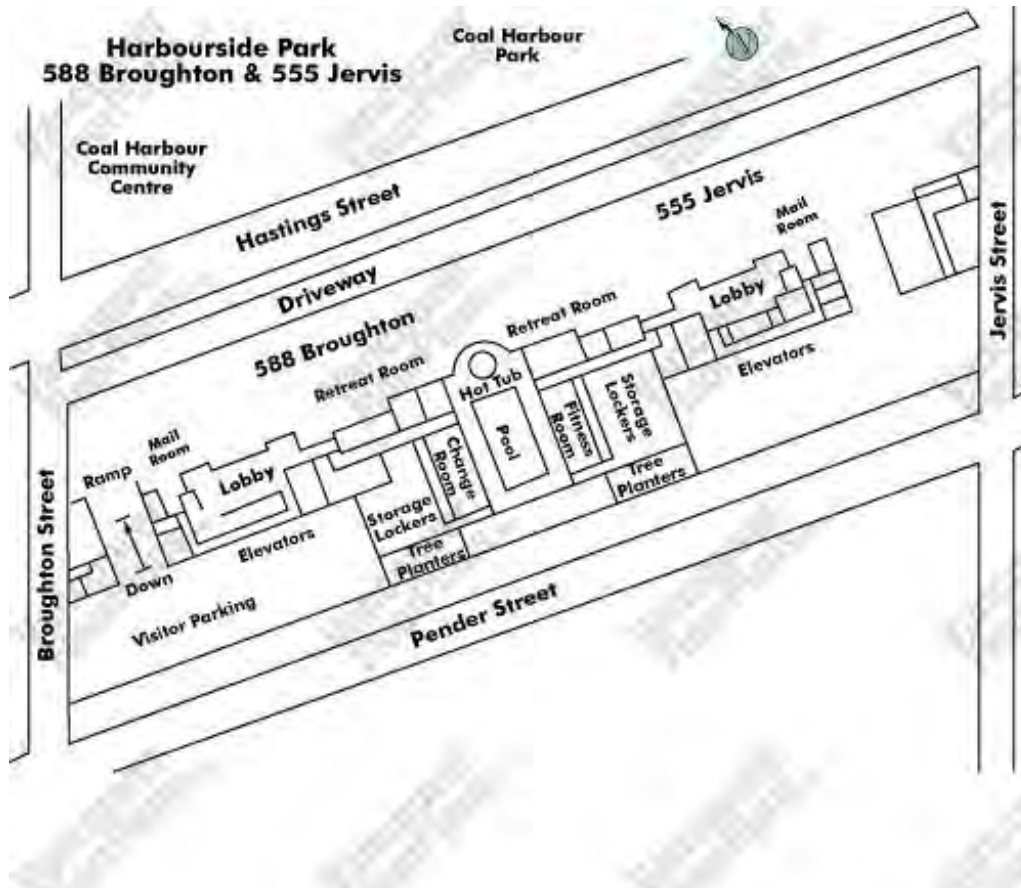
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Harbourside Park I

588 Broughton, Vancouver, BC, V6G 3E3



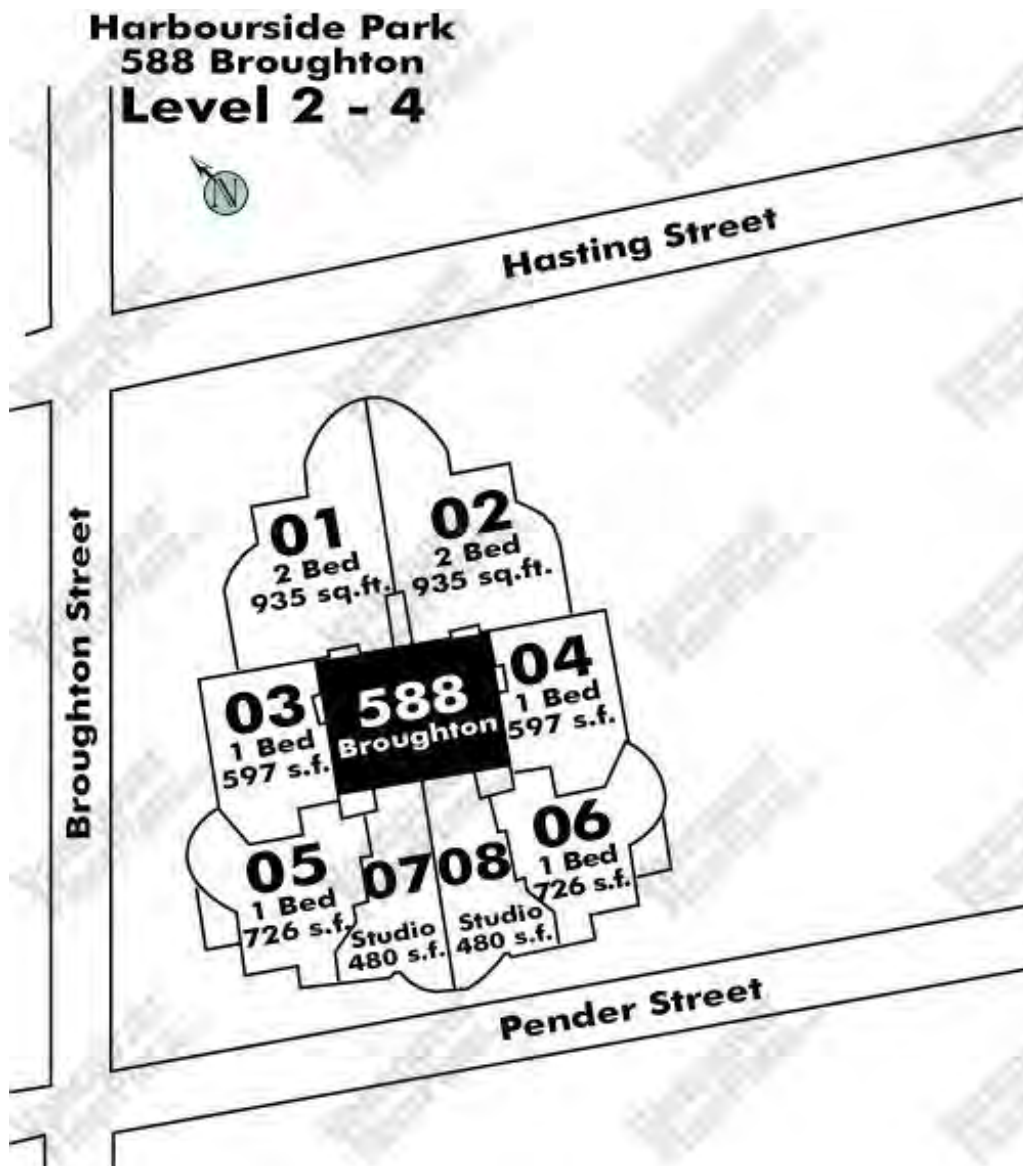
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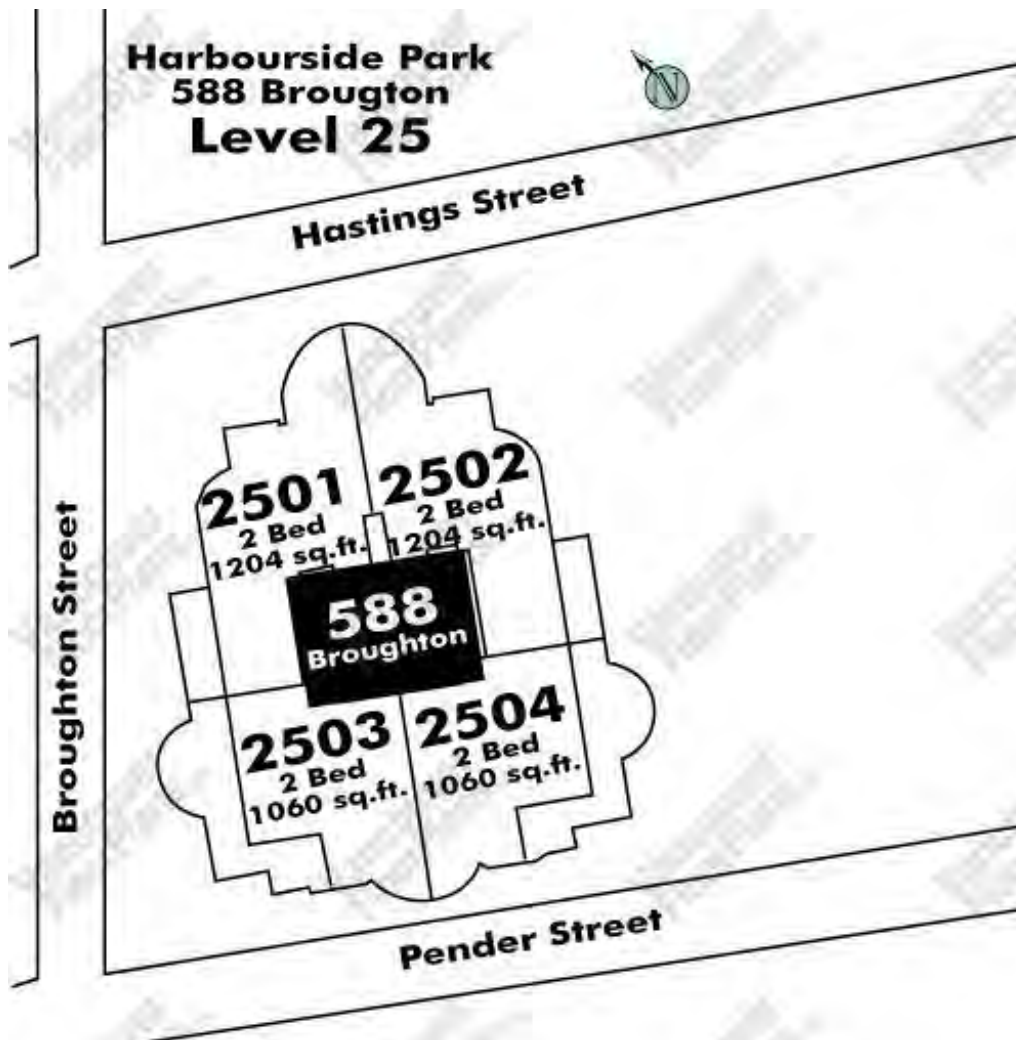
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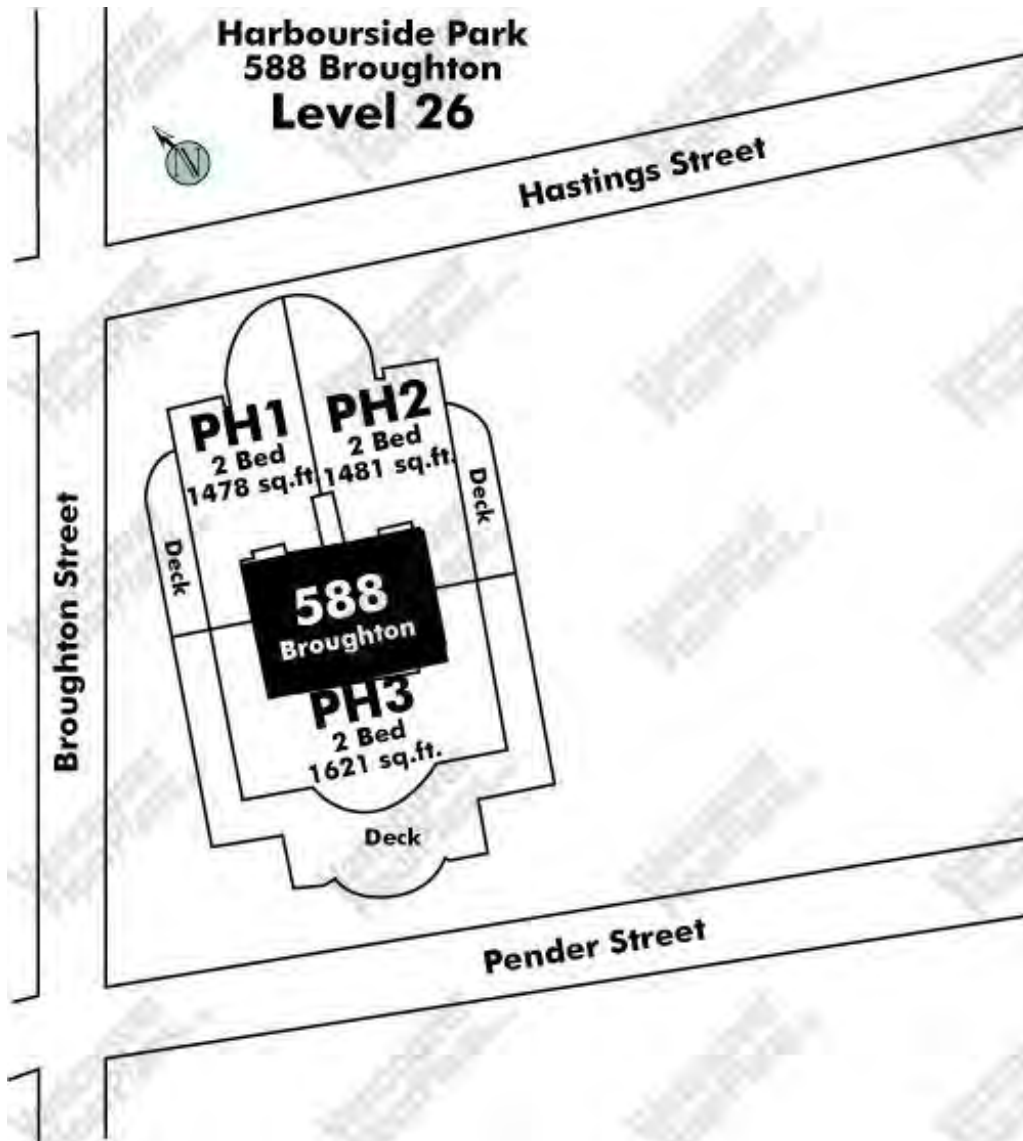
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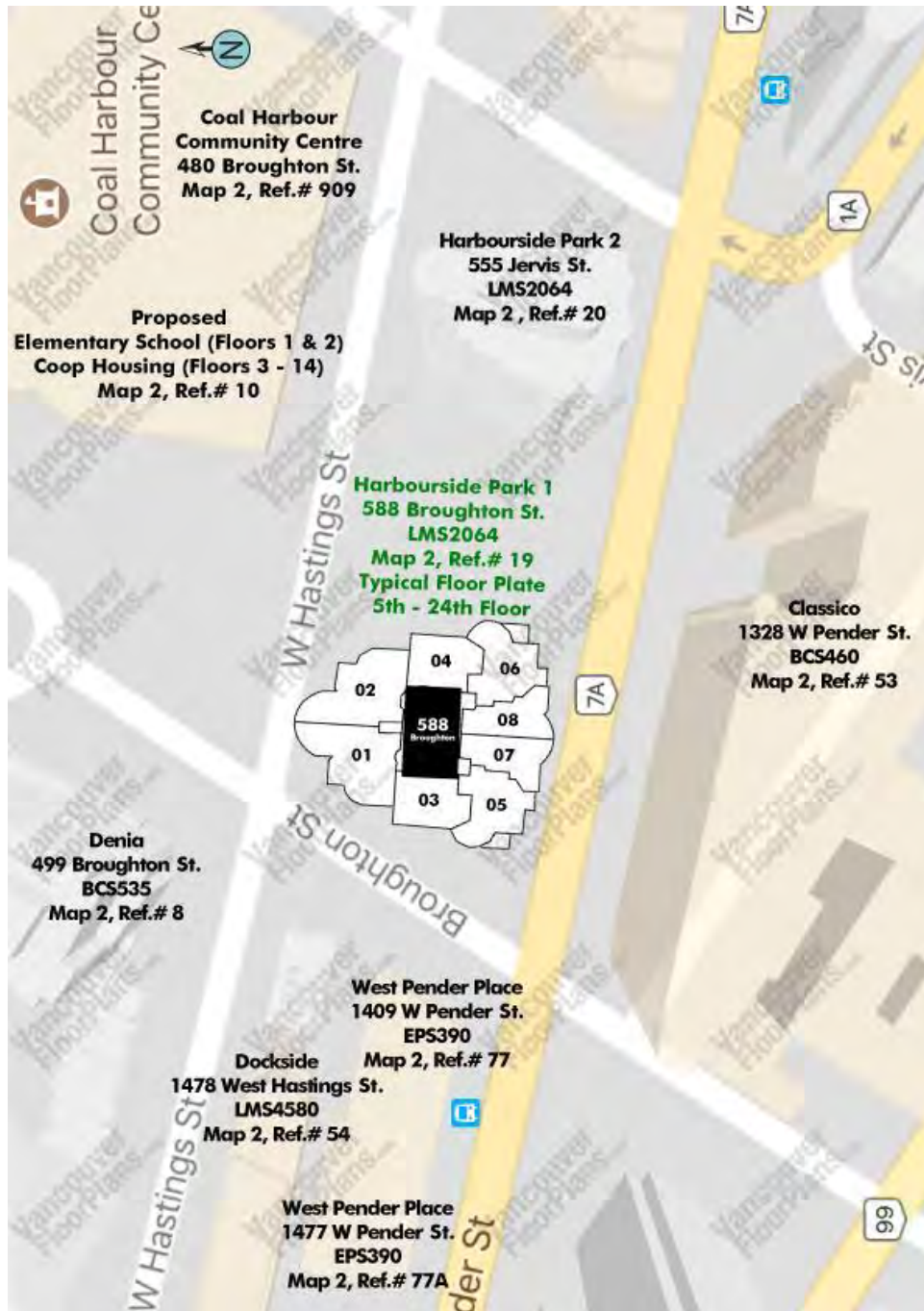
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Harbourside Park 588 Broughton & 555 Jervis

Coal Harbour
Community Centre

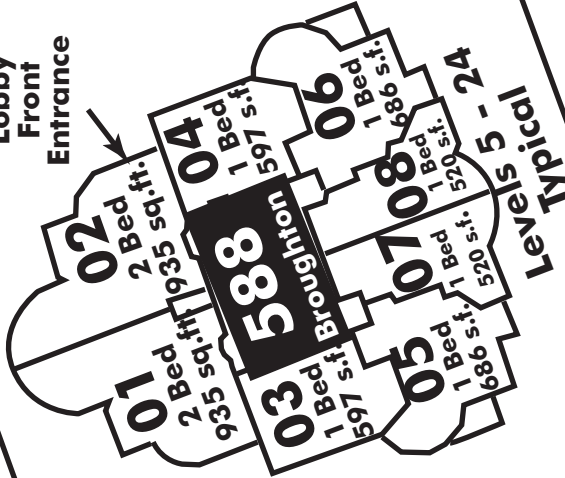
Coal Harbour
Park

Hastings Street
Driveway

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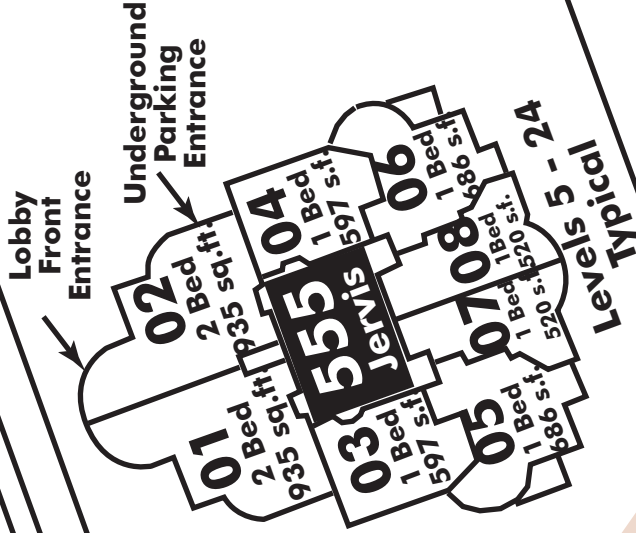
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Lobby
Front
Entrance



Water Garden
Courtyard

Jervis Street



Broughton Street

Melville

Pender Street

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Coal Harbour

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Harbourside Park

Denia

499 Broughton
20 Storey
Coal Harbour
Map Ref. #8

West Hastings Street

Harbour Side Park II

555 Jervis
26 Storey
Coal Harbour
Map Ref. #20

Harbour
Side Park I
588 Broughton
26 Storey
Coal Harbour
Map Ref. #19

West Pender Street

Melville Street

Dockside
1478 W. Hastings
7 Storey
Coal Harbour
Map Ref. #54

Classico
1328 W. Pender
38 Storey
Coal Harbour Map
Refer. # 53

Jervis Street

Westcoast Point

1331 W. Georgia
33 Storey
Coal Harbour
Map Ref. #30

Broughton Street

Palais Georgia

1415 W. Georgia
26 Storey
Coal Harbour
Map Ref. #31

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West Georgia Street



Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	1	2	200%*
300,001 – 400,000	12	3	25%
400,001 – 500,000	18	7	39%
500,001 – 600,000	46	18	39%
600,001 – 700,000	80	30	38%
700,001 – 800,000	84	19	23%
800,001 – 900,000	89	25	28%
900,001 – 1,000,000	51	16	31%
1,000,001 – 1,250,000	90	19	21%
1,250,001 – 1,500,000	82	9	11%
1,500,001 – 1,750,000	60	5	8%
1,750,001 – 2,000,000	60	5	8%
2,000,001 – 2,250,000	25	4	16%
2,250,001 – 2,500,000	34	2	6%
2,500,001 – 2,750,000	17	0	NA
2,750,001 – 3,000,000	29	0	NA
3,000,001 – 3,500,000	22	1	5%
3,500,001 – 4,000,000	33	0	NA
4,000,001 – 4,500,000	10	1	10%
4,500,001 – 5,000,000	9	0	NA
5,000,001 & Greater	47	1	2%
TOTAL*	899	167	19%

0 to 1 Bedroom	326	95	29%
2 Bedrooms	430	66	15%
3 Bedrooms	126	6	5%
4 Bedrooms & Greater	17	0	NA
TOTAL*	899	167	19%

SnapStats®	July	August	Variance
Inventory	933	899	-4%
Solds	162	167	3%
Sale Price	\$780,500	\$810,000	4%
Sale Price SQFT	\$1,099	\$1,108	1%
Sale to List Price Ratio	98%	98%	0%
Days on Market	15	16	7%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Coal Harbour	138	21	15%
Downtown	358	66	18%
Westend	175	37	21%
Yaletown	228	43	19%
TOTAL*	899	167	19%

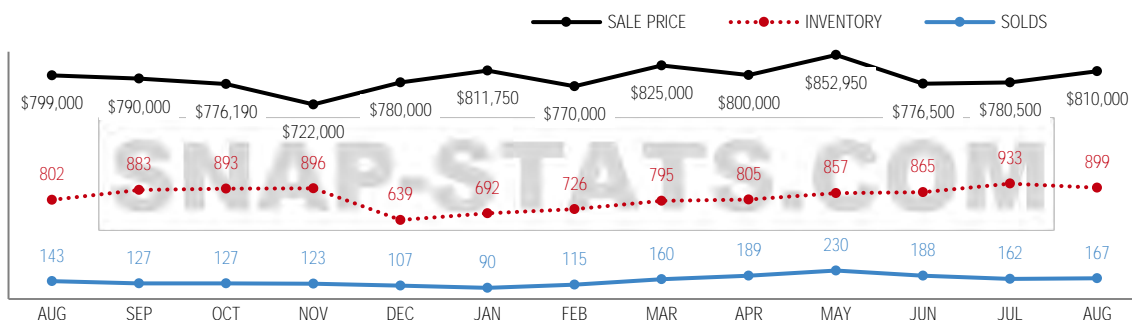
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **VANCOUVER DOWNTOWN**: Balanced Market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$400,000 to \$700,000 with average 39% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes minimum \$5 mil, Coal Harbour and 3 bedroom properties
- Sellers Best Bet** Selling homes in Westend and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



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NOW WITH
SOLD HISTORY



1827 W 12th (Kitsilano)

Potential Land Assembly with 5.5 FSR,
7 Lic Suites, Net Income \$100K

\$5,190,000



2640 W 50th Ave (Kerrisdale)

6,200 sf Cape Cod house on a 20,000 sf lot.
Ideal family living with private landscaping.

\$9,800,000



1491 W 26th Ave (Shaughnessy)

5,800SF house on a 8,800 s/f lot
Custom built home for luxurious lifestyle

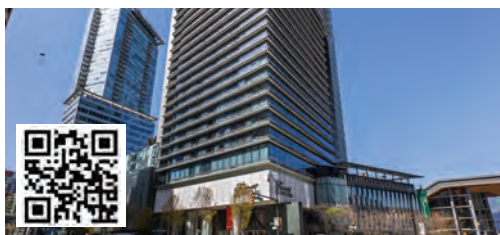
\$5,500,000



2801-1455 Howe (Pomeria)

2,130 s/f S/E Facing 3 Bed, 3 Bath, Sub P/H
with Fantastic False Creek View. A Must See!

\$3,499,000



2506-1011 W Cordova (Fairmont Pacific Rim)

Ultra Modern South Facing 743 sf 1 bed Live/Work unit
at world renowned Fairmont Hotel, rented at \$3,800/mo

\$1,630,000



1101-1171 Jervis (The Jervis)

North facing 1,000 s/f, 2 Bed, 2 Bath, Luxury
5 yr old Building, Quality Finishings.

\$1,699,000



5850 Vine (Kerrisdale)

22 Unit Apt Building | \$311k/yr Income
Future Potential to increase rents

\$11,900,000



1133 W 70th Street (Marpole)

26 Strata Titled Units Owned by a Company,
12 units are Renovated. Future Development Site

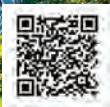
\$10,900,000



9B - 1500 Alberni (West End)

1633 s/f, 3 Bed, 3 Bath, renovated with new high end
kitchen & H/W Floors. Rented at \$6,400/mth.

\$1,790,000



1775 Cedar Cres (Shaughnessy)

ATTN Developers – Builders | Post 1940 Building
lot 100 x 125 | .38 FSR – Can built 7000sf home

\$6,200,000



5770 - 5790 Granville (2 Lots)

Land Assembly - 2 Lots | Each 8,500 s/f Totalling
17,000 s/f | 2.4 FSR Purpose Built Rental

\$8,200,000



8906 Hayward St (Mission)

4.1 Acre Future Site in Silverdale. Potential
for 80 TH's, Services to be hooked up 2027

\$3,500,000