



R2132286

Active

Apartment/Condo
Residential Attached

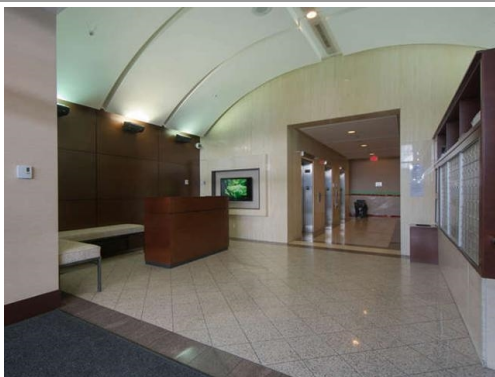
401 1010 HOWE STREET

Vancouver West
Downtown VW
Fortune House

\$510,000 (LP)
(SP)

\$850.00 L\$/SF
S\$/SF

Sold Date:



Total Bedrooms 1
Total Baths 1
FIARTotFin 600
BB Northwest
Outdoor Area Balcony(s)
View Yes
View - Specify CITY

Approx. Year Built 1991
Tot Units in Strata Plan 130
Mgmt. Co Name First Service
Mgmt. Co Phone# 604-683-8900
Parking Places - Total
Parking Places - Covered
Bylaw Restrictions Pets Allowed w

Days On Market 42
Occupancy Tenant
Gross Taxes \$1,082.65
Strata Maint Fee \$310.32
Locker Yes
Maint Fee Includes Management, Recreation Facility, Snow removal

401 - 1010 Howe Street Vancouver, BC V6Z 1P4. Bright 1 bedroom, 1 bath, 600 sf corner unit in the heart of Downtown Vancouver. Central location, only steps to Robson St, Granville entertainment district & Yaletown. Efficient floor plan allows for a formal dining area, plus a good size patio off of the living room. New laminate flooring, fresh paint, nice dining room chandelier, and new electrical fixtures throughout. Bldg features a bike storage room, 3 elevators, common rooftop deck, fitness centre & meeting room, located on 2nd floor. Fob access for security & convenient shared laundry on every floor & a proactive strata council. Storage locker #25, No Parking. Rental allowed, pets allowed with restrictions. Tenanted for \$2,300 month to month. This is a must see!

RE/MAX Crest Realty Westside

03/01/2017 03:38 PM

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\$510,000 (LP)

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Sold Date:



Sold Date:	Frontage (feet):	Approx. Year Built: 1991
Meas. Type:	Frontage (metres):	Age: 26
Depth / Size (ft.):	Bedrooms: 1	Zoning: DD
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Gross Taxes: \$1,082.65
Flood Plain:	Full Baths: 1	For Tax Year: 2016
Approval Req?:	Half Baths: 0	Tax Inc. Utilities?: No
Exposure: Northwest	Maint. Fee: \$310.32	P.I.D.: 023-598-581
If new, GST/HST inc?:		
Mgmt. Co's Name: First Service		
Mgmt. Co's Phone: 604-683-8900		
View: Yes: CITY		
Complex / Subdiv: Fortune House		
Services Connected: Electricity, Water		

 Style of Home: **Inside Unit, Upper Unit**
 Construction: **Concrete**
 Exterior: **Brick, Concrete, Glass**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt, Torch-On**

 Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **0**

Total Parking:	Covered Parking:	Parking Access:
Parking: None		
Locker: Y		
Dist. to Public Transit:	Dist. to School Bus: closeby	
Units in Development: 130	Total Units in Strata: 130	
Title to Land: Freehold Strata		
Seller's Interest: Registered Owner		
Property Disc.: Yes		
Fixtures Leased: :		
Fixtures Rmvd: No :		
Floor Finish: Laminate, Mixed, Tile		

 Maint Fee Inc: **Management, Recreation Facility, Snow removal**
 Legal: **PL LMS2586 LT 33 DL 541 LD 36**

 Amenities: **Bike Room, Elevator, Exercise Centre, Shared Laundry, Storage, Wheelchair Access**

 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Dishwasher, Drapes/Window Coverings, Freezer, Oven-Built In, Refrigerator**

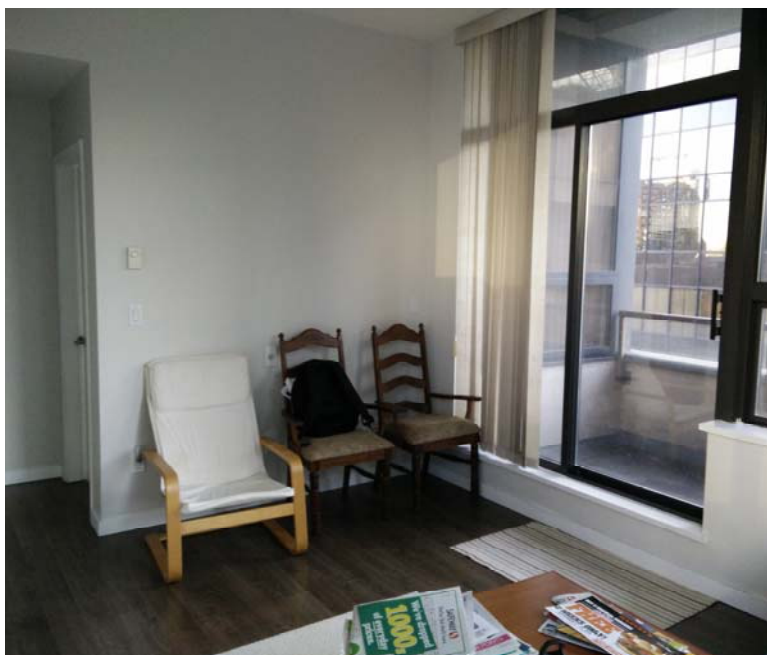
Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'3 x 11'1			x			x
Main	Dining Room	10' x 7'3			x			x
Main	Kitchen	8' x 7'5			x			x
Main	Master Bedroom	11'11 x 9'7			x			x
Main	Foyer	17'1 x 7'7			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 600	# of Rooms: 5	# 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): 600 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: 600 sq. ft.	Basement: None			7				
				8				

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

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Fortune House

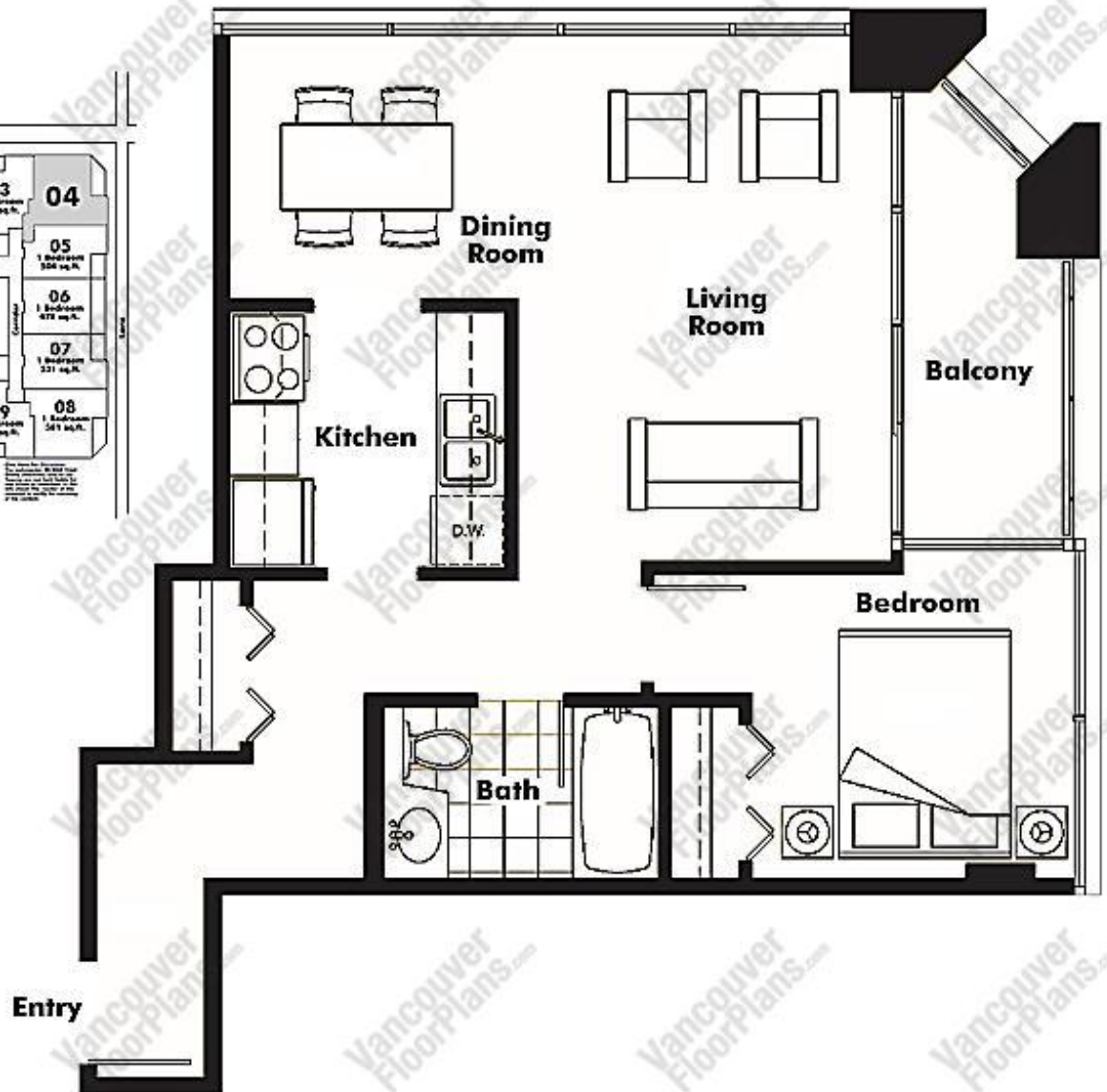
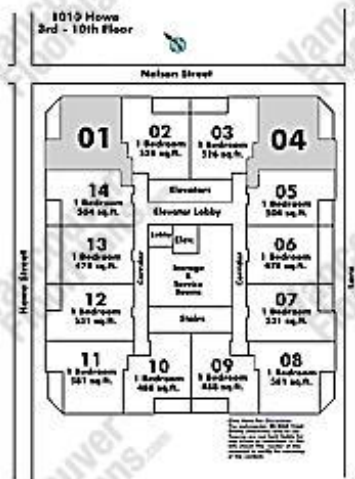
401 1010 Howe, Vancouver, BC, V6Z 1P5

Floor: 4

401

1 Bedroom + Balcony

600 sq.ft.



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E/O All information including floor plans, floor plates, maps & suite numbers & s/f are gathered from different sources and is believed to be accurate as possible but not guaranteed. If important, reader of this information to verify it against a registered strata plan.

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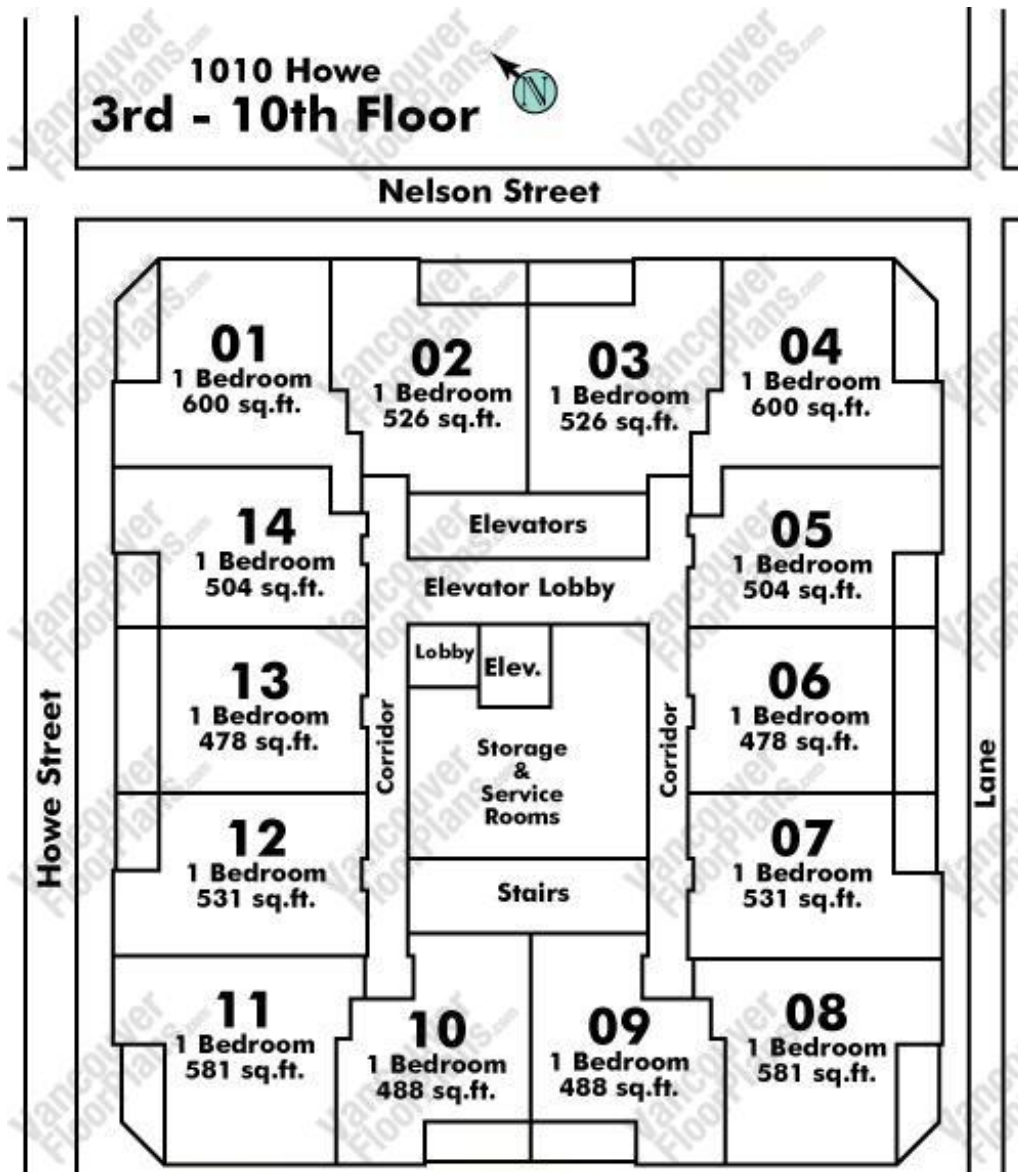
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SCALE 1: 200

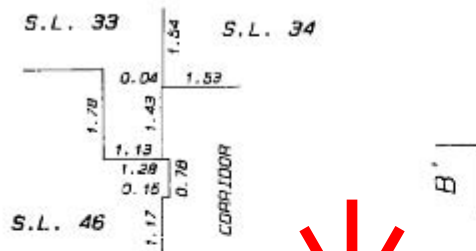


STRATA PLAN LMS 2586



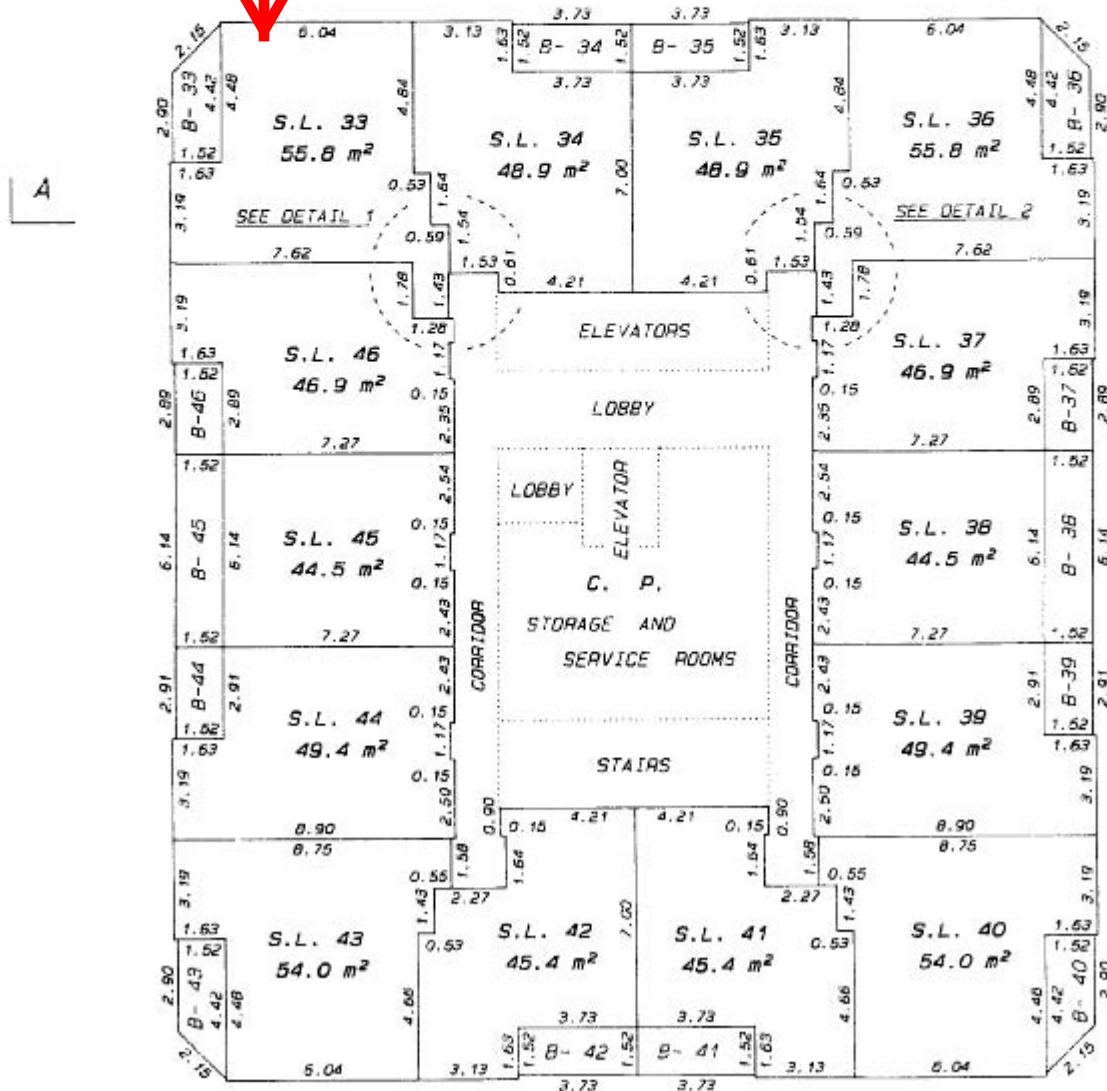
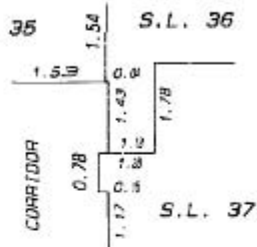
DETAIL 1

SCALE 1: 125



DETAIL 2

SCALE 1: 125



Price Band & Bedroom ATTACHED CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 300,000	4	2	50%
300,001 – 400,000	4	2	50%
400,001 – 500,000	15	25	167%*
500,001 – 600,000	29	22	76%
600,001 – 700,000	37	22	59%
700,001 – 800,000	23	21	91%
800,001 – 900,000	25	16	64%
900,001 – 1,000,000	19	4	21%
1,000,001 – 1,250,000	22	12	55%
1,250,001 – 1,500,000	27	7	26%
1,500,001 – 1,750,000	15	3	20%
1,750,001 – 2,000,000	16	2	13%
2,000,001 – 2,250,000	4	1	25%
2,250,001 – 2,500,000	7	1	14%
2,500,001 – 2,750,000	7	2	29%
2,750,001 – 3,000,000	8	1	13%
3,000,001 – 3,500,000	10	1	10%
3,500,001 – 4,000,000	7	1	14%
4,000,001 – 4,500,000	1	0	NA
4,500,001 – 5,000,000	5	1	20%
5,000,001 & Greater	11	1	9%
TOTAL	296	147	50%

0 to 1 Bedroom	113	85	75%
2 Bedrooms	143	53	37%
3 Bedrooms	36	9	25%
4 Bedrooms & Greater	4	0	NA
TOTAL	296	147	50%

SnapStats® Median Data	November	December	Variance
Inventory	469	296	-37%
Solds	173	147	-15%
Sale Price	\$668,000	\$717,000	7%
Sale Price SQFT	\$879	\$956	9%
Sale to List Price Ratio	103%	103%	NA
Days on Market	14	20	43%

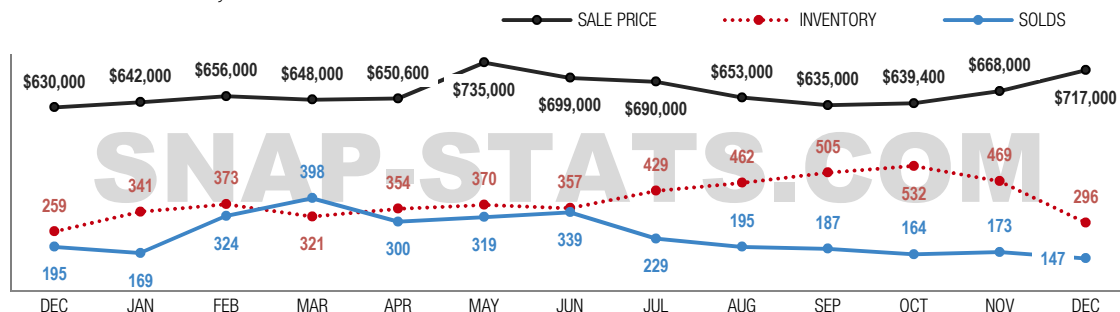
*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

Market Summary

- Official Market Type **DOWNTOWN**: Sellers market at 50% Sales Ratio average (1 in 2 homes selling rate)
- Homes are selling on average 3% above list price
- Most Active Price Band** +/- \$1 mil: \$400k to \$500k (>100% Sales Ratio) / \$1 mil to \$1.25 mil (55% Sales Ratio)
- Buyers Best Bet** +/- \$1 mil: Homes between \$900k to \$1 mil / \$5 mil plus, Coal Harbour and 3 bedroom properties
- Sellers Best Bet** Selling homes in Downtown and up to 1 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

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Sonja Pedersen 604.805.1283
www.lestwarog.com

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WALL CENTRE

1410 - 1050 Burrard \$996,000

2 bed, 2 bath 1070 sf SE corner unit features recently refinished oak floors, contemporary light fixtures and air conditioning. Amenities includes a world class gym, an indoor pool, a bar and restaurant, room service & housekeeping.



TSAAWASSEN 3 BED HOME

5118 Stevens Drive \$1,329,000

2,307 sf split level home with 3 beds up, 3 baths & large family room downstairs with separate entrance - basement suite potential. 8,148 sf lot with great frontage and sunny south facing private backyard with greenery and large deck.

Gibsons Way			
140'	173'	99'	212'
Vacant Lot	923/925/927	Gibsons Cinema	Cedars Inn
Lot F	Gibsons Way	909	Gibsons Hotel
PID	Home	Gibsons	Convention
018-118-405	Hardware	Way	Centre
39,577	921Gibsons Way	PID 009-103-	895 Gibsons Way
sq.ft.	PID 016-118-413	198	PID 005-542-987
	49,200 sq.ft.	30,000	62,002 sq.ft.
		sq.ft.	
285'	300'	295'	289'

GIBSONS DEVELOPMENT SITE

895 - 909 Gibsons Way \$7,500,000

895 Gibsons Way, Cedars in Hotel and Convention Centre on a 62,000 sf lot. 909 Gibsons Way, Gibsons Cinema sits on a 30,000 sf lot. Great development opportunity, only a 7 minute drive from the Langdale ferry terminal on the Sunshine Coast.



SHANGRI-LA LIVING

3104 - 1111 Alberni \$884,000

This rarely available North facing, 1 bed high floor '04 unit features luxurious interior design elements including a Gourmet kitchen, Bosch and Miele appliances, Sub-Zero Fridge, granite counters, GEOTHERMAL heating & A/C, 9 ft ceilings and engineered hardwood flooring throughout and one parking stall.

West 41st Avenue					
457	448	426	408	392	376
142.28'	142.2'	142.31'	142.32'	142.34'	142.35'
285'	289'	295'	289'	285'	289'

W 41ST & CAMBIE DEV SITE

372 - 426 W 41st Ave \$38,000,000

426, 408, 392, 372 West 41st Ave, 5733 Alberta St, located on the edge of Oakridge Shopping Center. Residential buildings and townhouses will be allowed up to 6 storeys with consideration for up to eight storeys in close proximity to Cambie Street.



WOODWARDS

3907 - 128 W. Cordova \$688,000

This fabulous high floor 650 sq.ft 1 bedroom soars above the city with sweeping panoramic S/W views towards False Creek. Open floorplan with hardwood floors, Juliette balcony, stainless appliances and quartz countertops. 1 parking in the building included.

SQUAMISH

104 ACRE LAND
ASSEMBLY
\$16,000,000

"Paradise Trials" a unique equestrian community located in the Chekamus Valley, Squamish BC consisting of 82 serviced lots and a proposed 10 Acre horse riding centre. More info at www.6717000.com/squamish



WILLOUGHBY LAND ASSEMBLY LANGLEY, BC

21427 83 Ave \$3,199,000

1.51 Acre lot with 4200 S/F 2 level home & a huge garage/storage. Property has farm status-raising sheep and chickens. Currently zoned SR-2, ppts on west side also available for possible land assembly.



EL CERRITO - LA PAZ, MEXICO Development Site \$4,000,000USD

71 acres located ten minutes from the DT La Paz, less than thirty minutes from the International Airport and two hours from Cabo San Lucas. Go to <http://www.6717000.com/lapaz/> for info package.