



R2145939

Active

Apartment/Condo
Residential Attached

401 1455 HOWE STREET

Vancouver West

Yaletown

Pomaria

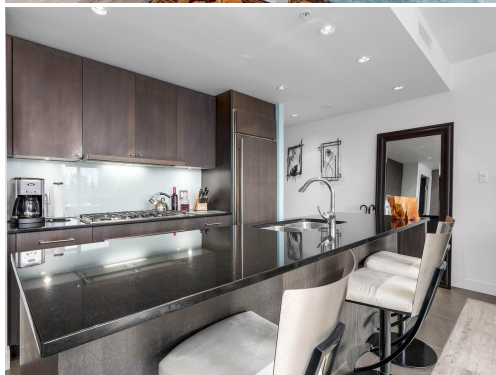
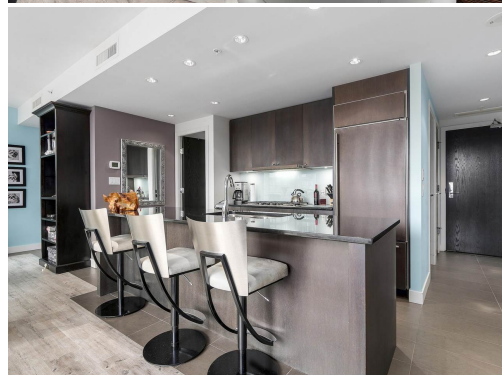
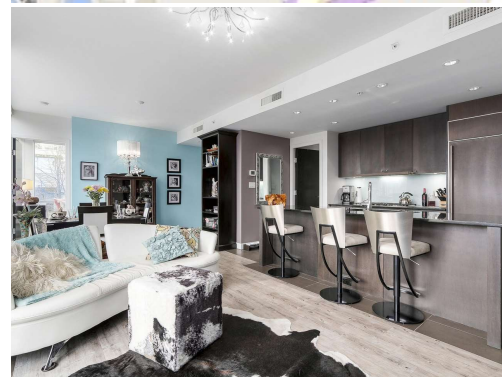
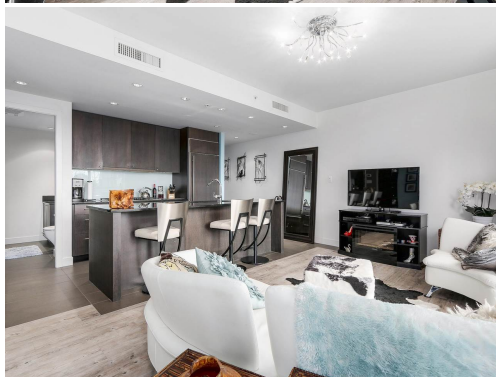
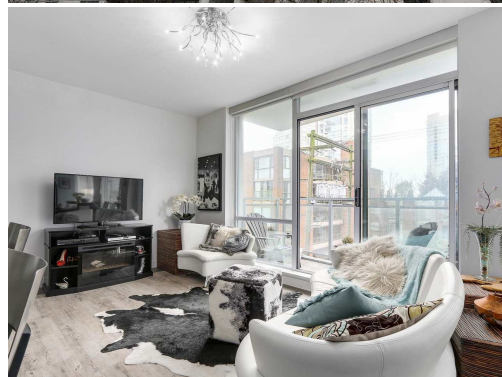
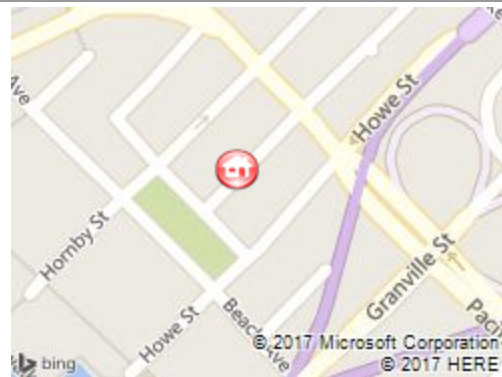
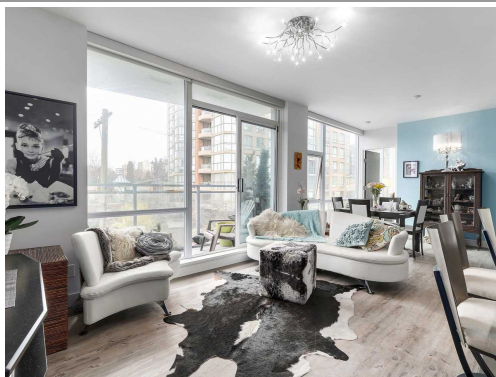
\$1,025,000 (LP)

(SP)

L\$/Sq

S\$/Sq

Sold Date:



Total Bedrooms 2
Total Baths 2
FIARTotFin 897
BB Northwest
Outdoor Area Balcony(s)
View No
View - Specify

Yr Blt 2007
#UntsStrat 139
MgtCosName RANCHO MANAGEMENT
MgtCosPh 604-684-4508
StratMtFee \$474.56
Maint Fee Caretaker, Garbage Pickup,
Includes Gardening, Hot Water,
Management, Recreation

Days On Market 3
Occupancy Owner
Gross Taxes \$2,184.31
Locker Yes
TotalPrkng 1
#CovrdSpCs 1
Bylaw Restrictions Pets Allowed w/Rest.

401 - 1455 Howe St, V6Z 1C2, POMARIA: NW corner (BACK QUIET UNIT), 897 sf, 2-Bed Suite with 2 full baths, geothermal heating/cooling AC system, large windows, over-height ceilings, cork rustic flrs & open balcony. Impressive interiors by Robert Ledingham, SUBZERO fridge, GE MONOGRAM stainless steel GAS burner & convection wall oven, stone counter tops with glass back-splash, European silent self-operating door hardware. Convenience of 24-hour concierge, Pomaria Meeting Rm (lobby), Spa fitness facility (2nd flr) & guest suite (3rd flr-\$50/Nt). One parking #159-P3, One locker #2-RM2. Restrictions are one dog or one cat. Go to Realtors web site for feature sheet w/floor plans and Video. Open House Saturday & Sunday 2-4 till sold.

RE/MAX Crest Realty Westside

03/16/2017 02:12 PM

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Active

 Apartment/Condo
 Residential Attached

401 1455 HOWE STREET

 Vancouver West
 Yaletown
Pomaria
\$1,025,000 (LP)

(SP)

\$1,142.70 L\$/SF

S\$/SF

Sold Date:



| | | |
|---|-----------------------------|---------------------------------|
| Sold Date: | Frontage (feet): | Approx. Year Built: 2007 |
| Meas. Type: | Frontage (metres): | Age: 10 |
| Depth / Size (ft.): | Bedrooms: 2 | Zoning: CD-1 |
| Lot Area (sq.ft.): 0.00 | Bathrooms: 2 | Gross Taxes: \$2,184.31 |
| Flood Plain: | Full Baths: 2 | For Tax Year: 2016 |
| Approval Req?: | Half Baths: 0 | Tax Inc. Utilities?: |
| Exposure: Northwest | Maint. Fee: \$474.56 | P.I.D.: 027-177-688 |
| If new, GST/HST inc?: | | |
| Mgmt. Co's Name: RANCHO MANAGEMENT | | |
| Mgmt. Co's Phone: 604-684-4508 | | |
| View: No : | | |
| Complex / Subdiv: Pomaria | | |
| Services Connected: Electricity, Water | | |

 Style of Home: **Corner Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Geothermal**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Tar & Gravel**

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

| | | |
|--|---------------------------|-----------------------------------|
| Total Parking: 1 | Covered Parking: 1 | Parking Access: Lane |
| Parking: Garage; Underground | | |
| Locker: Y | | |
| Dist. to Public Transit: close | | Dist. to School Bus: close |
| Units in Development: 139 | | Total Units in Strata: 139 |
| Title to Land: Freehold Strata | | |
| Seller's Interest: Registered Owner | | |
| Property Disc.: Yes | | |
| Fixtures Leased: No : | | |
| Fixtures Rmvd: No : | | |
| Floor Finish: Hardwood | | |

 Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**
 Legal: **PL BCS2495 LT 33 DL 541 LD 36**

 Amenities: **Air Cond./Central, Exercise Centre, Garden, Guest Suite, In Suite Laundry, Sauna/Steam Room**

 Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|------|------------|-------|------|------------|
| Main | Living Room | 22'8 x 10'10 | | | x | | | x |
| Main | Kitchen | 15'8 x 8'9 | | | x | | | x |
| Main | Master Bedroom | 11'3 x 10'8 | | | x | | | x |
| Main | Bedroom | 10' x 9'2 | | | x | | | x |
| Main | Den | 5'1 x 5' | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | | |
|--|---|-------------------------|-----------------------|------|-------|-------------|----------|----------------|
| Finished Floor (Main): 897 | # 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 | Yes | Barn: |
| Finished Floor (Below): 0 | Restricted Age: | | | 2 | Main | 3 | No | Workshop/Shed: |
| Finished Floor (Basement): 0 | # of Pets: | Cats: | Dogs: | 3 | | | | Pool: |
| Finished Floor (Total): 897 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| | Bylaw Restrict: Pets Allowed w/Rest. | | | 5 | | | | Door Height: |
| Unfinished Floor: 0 | | | | 6 | | | | |
| Grand Total: 897 sq. ft. | Basement: None | | | 7 | | | | |
| | | | | 8 | | | | |

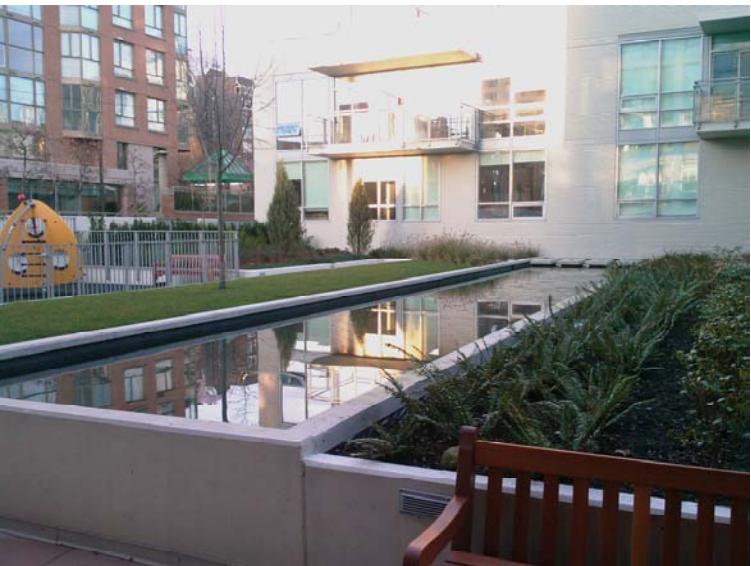
 Listing Broker(s): **RE/MAX Crest Realty Westside**

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Pomaria

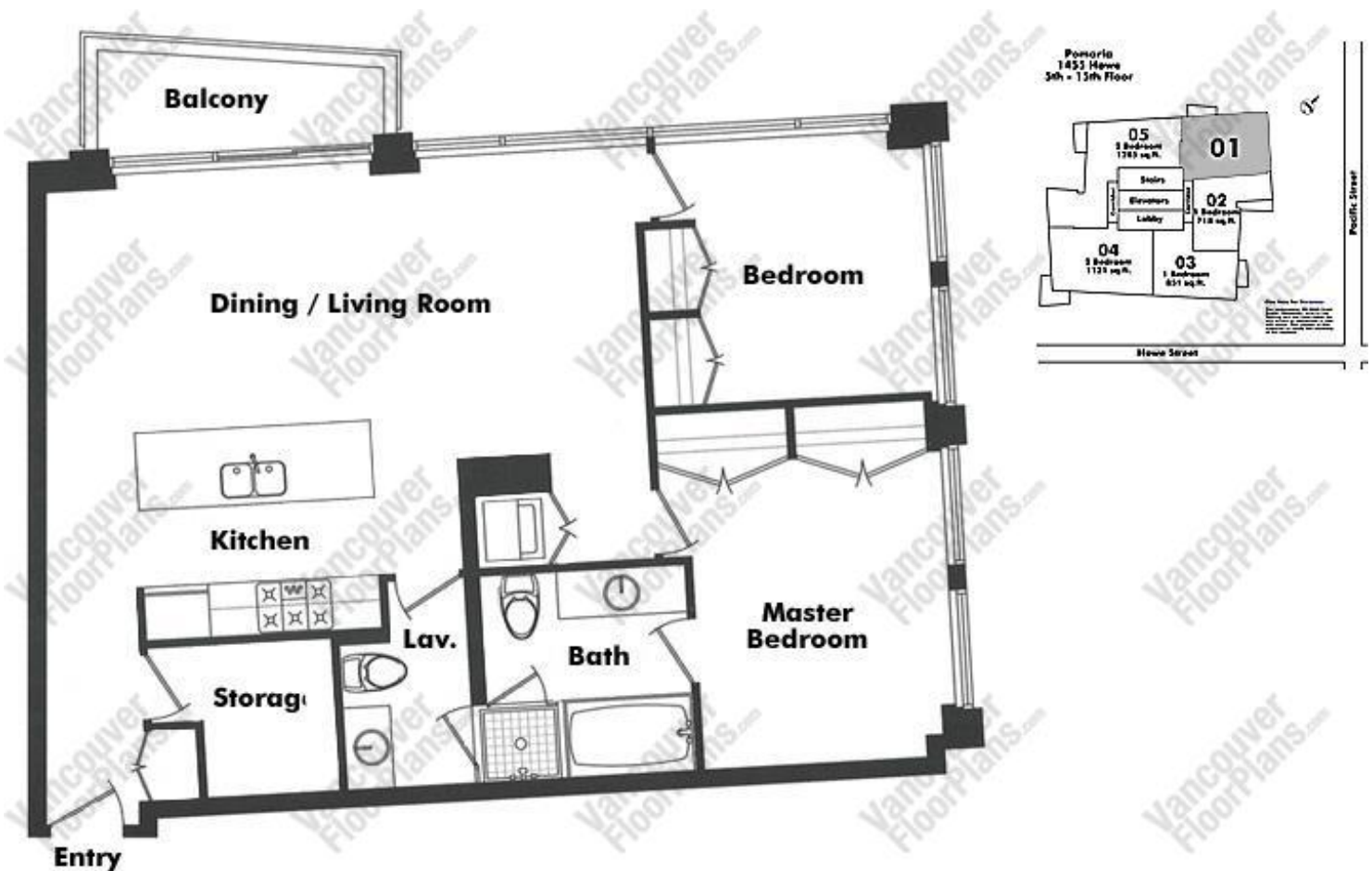
401 1455 Howe, Vancouver, BC, V6Z 1R9

Floor: 4

401

2 Bedroom + Balcony

919 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.

Pomaria

401 1455 Howe, Vancouver, BC, V6Z 1R9

Floor: 4

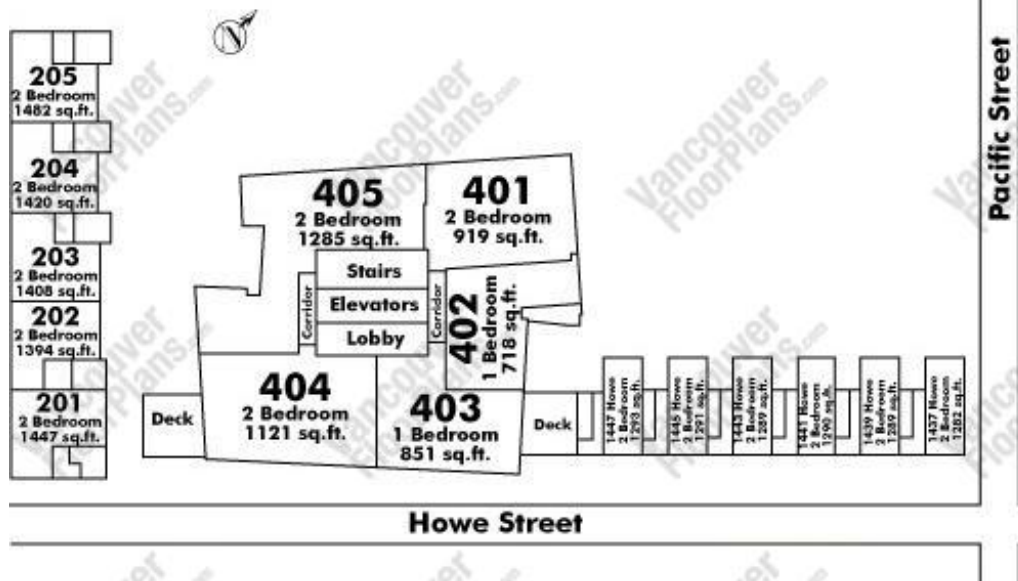
401

2 Bedroom + Balcony

919 sq.ft.



Pomaria 1455 Howe 4th Floor



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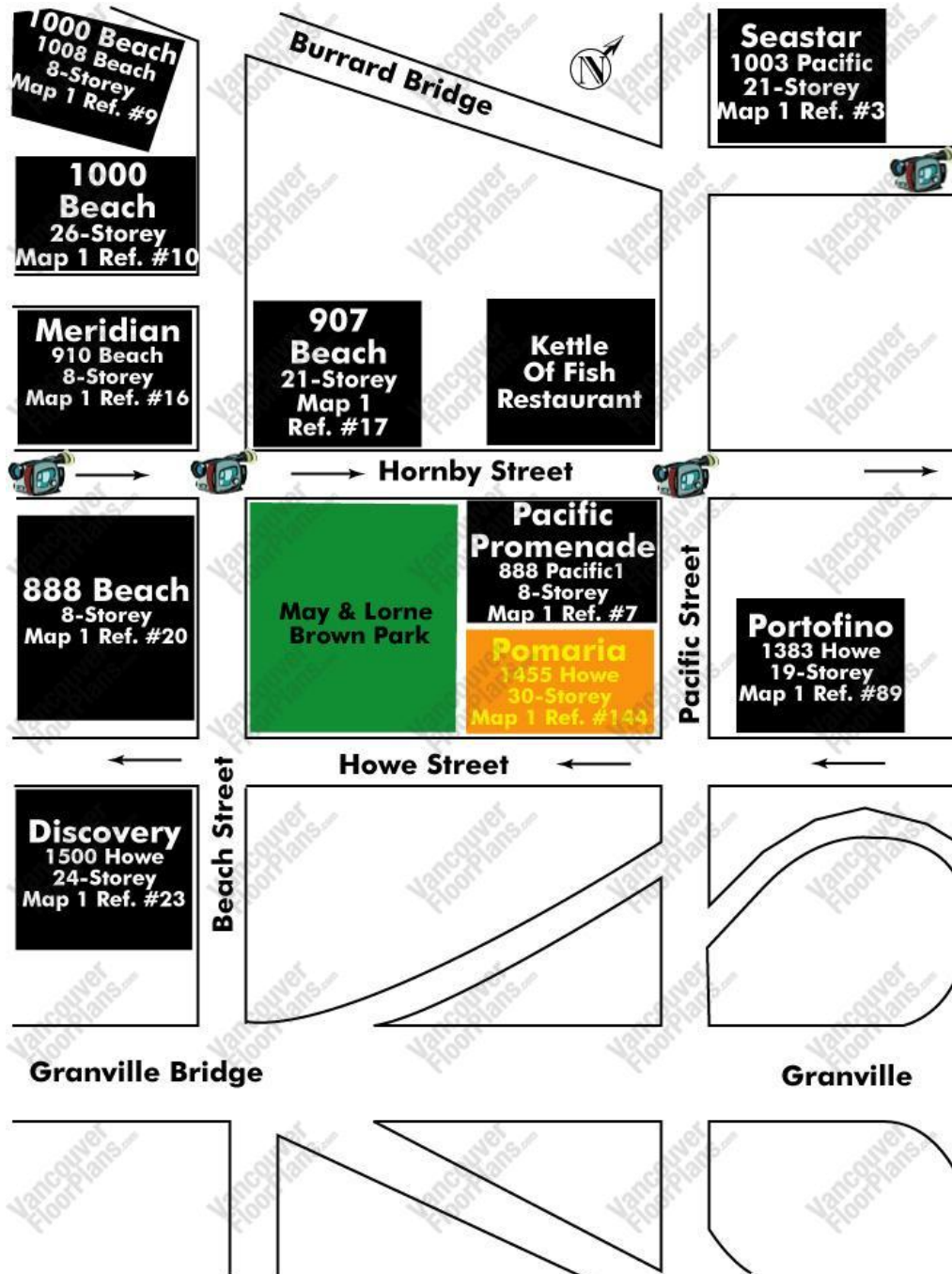
Pomaria

401 1455 Howe, Vancouver, BC, V6Z 1R9

401

2 Bedroom + Balcony

919 sq.ft.



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SHAUGHNESSY PROPERTIES

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3589 GRANVILLE OFFERED AT \$13,380,000

Rocklands Mansion – This heritage A designated 9000 sf 8 bedroom, 8 bathroom mansion sits on a ¾ of an acre of Prime Shaughnessy park like setting. This home has been completely restored with all of its heritage features intact and also offers all the modern day comforts to be expected.



1318 Minto Offered at \$35,800,000

Exclusive Listing! 1318 Minto (32nd & Granville) Modern 12,000 sf Shaughnessy Mansion on a 26,000 sf lot (149X178) built in 2010. This solid concrete 3 level home features over size windows, 6 bedrooms, 7 baths, 5 fireplaces, wine cellar outdoor pool, Cabana, basketball court, games room and a golf simulator. There was no expense spared. The open kitchen plan offers a great entertainment area featuring granite counters, hardwood floors with radiant heat and a Wok kitchen.



1138 MATTHEWS OFFERED AT \$17,980,000

First Shaughnessy home designed by Matsuzaki Wright sits on almost 22,000 sf of beautifully landscaped park like gardens with lush south facing back yard, one of the most coveted addresses in the city. 6,000 sf 5 bed, 5 bath home has updated gourmet chef's kitchen and beautiful oak hardwood floors. Steps to Osler Blvd and The Crescent.



1233 TECUMSEH OFFERED AT \$19,900,000

Currently under construction this beautiful unique new home is a master piece jointly designed by the renowned Airey Group Architects, Paul Sangha Landscape and Heffel Balango Interior Design. This 12,500 sf home on a 25,000 sf lot has a total of 7 bedrooms all with ensuites, an outdoor pool, koi pond, a unique wine cellar/wet bar and a sophisticated hi-tech home automation system. \$5M needed to finish with a December 2017 occupancy. Send us an e/m for feature sheet.



VANCOUVER WESTSIDE & DOWNTOWN SPECIALISTS



Les Twarog 604.671.7000
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.



TSAAWVASSEN 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 | 895 Gibsons Way |
| sq.ft. | PID 016-118-413 | 009-103- | PID 005-542-987 |
| | 49,200 sq.ft. | 198 | 62,002 sq.ft. |
| | | 30,000 | |
| | | sq.ft. | |
| 285' | 300' | 295' | 289' |

GIBSONS DEVELOPMENT SITE

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

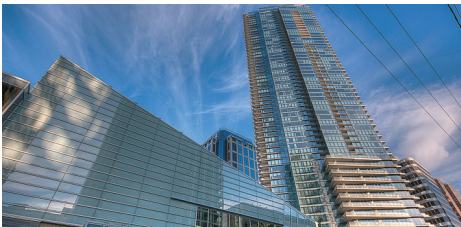
895 Gibsons Way, Cedars in Hotel and Convention Centre on a 62,000 sf lot. 909 Gibsons Way, Gibsons Cinema sits on a 30,000 sf lot. Great development opportunity, only a 7 minute drive from the Langdale ferry terminal on the Sunshine Coast.



FIRST SHAUGHNESSY

1033 Balfour Avenue \$6,380,000

5000sf home with 4 legal suits (has Multiple Dwelling Licence) on a large 15,339 sf lot. Excellent opportunity remodel to your taste and design, change to 4 strata titles or qualify for a small infill.



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.



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 Avenue \$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.