



R2146778

Active

Apartment/Condo
Residential Attached

1208 1331 W GEORGIA STREET

Vancouver West
Coal Harbour
The Pointe

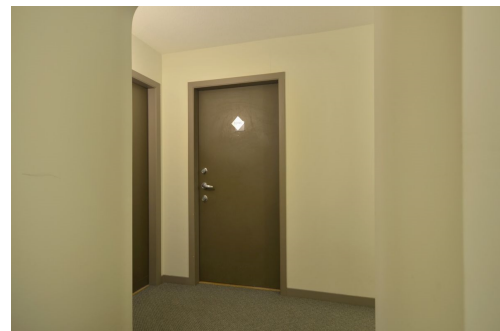
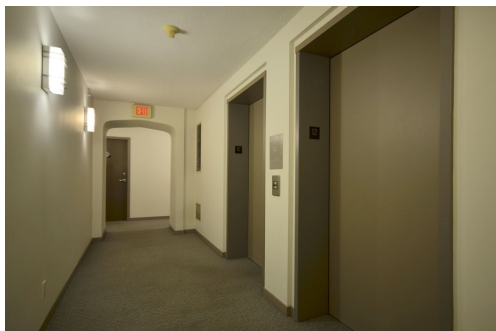
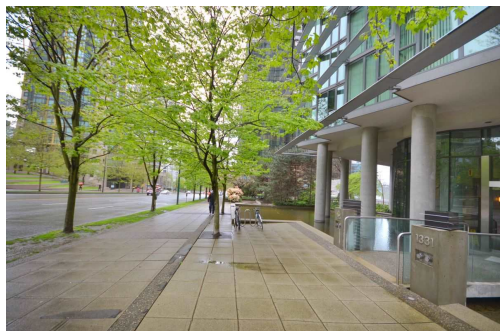
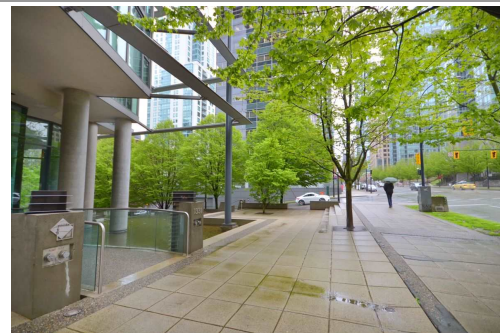
\$580,000 (LP)

(SP)

\$1,102.66 L\$/SF

S\$/SF

Sold Date:



Total Bedrooms 1
Total Baths 1
FIARTotFin 526
BB South
Outdoor Area None
View Yes
View - Specify City

Approx. Year Built 1997
Tot Units in Strata Plan 208
Mgmt. Co Name The WYNFORD GROUP
Mgmt. Co Phone# 604-261-0285
Parking Places - Total 1
Parking Places - Covered 1

Days On Market 1
Occupancy Tenant
Gross Taxes \$1,066.84
Strata Maint Fee \$344.42
Locker No
Maint Fee Includes Caretaker, Garbage Pickup, Gardening, Hot Water,

1208 - 1331 W Georgia St., Vancouver, BC V6E 4P1 - South facing 526 sf 1 bedroom and 1 bath at "The Pointe" in Coal Harbour. Designed by renowned architect Bing Thom, featuring floor-to-ceiling windows with downtown city view, bright and functional layout with open kitchen and a spacious in-suite storage that could also become a den. Amenities include 24 hour concierge, gym, lounge, office/meeting rooms and bicycle storage. Steps away from Stanley Park, Seawall, and Robson St. Pets and rentals allowed. Parking # 120 on P4, no storage. Facilities include gym, party room and meeting rooms. Please visit Realtors website for floor plan, photo gallery & custom feature sheet.


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Sold Date:



Sold Date:	Frontage (feet):	Approx. Year Built: 1997
Meas. Type:	Frontage (metres):	Age: 20
Depth / Size (ft.):	Bedrooms: 1	Zoning: DD
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Gross Taxes: \$1,066.84
Flood Plain:	Full Baths: 1	For Tax Year: 2016
Approval Req?:	Half Baths: 0	Tax Inc. Utilities?:
Exposure: South	Maint. Fee: \$344.42	P.I.D.: 023-701-013
If new, GST/HST inc?:		
Mgmt. Co's Name: The WYNFORD GROUP		
Mgmt. Co's Phone: 604-261-0285		
View: Yes: City		
Complex / Subdiv: The Pointe		
Services Connected: Community		

 Style of Home: **Inside Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Electric**
 Outdoor Area: **None**
 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, Side**
 Parking: **Garage; Underground**
 Locker: **N**
 Dist. to Public Transit: **Nearby**
 Units in Development: **208**
 Title to Land: **Freehold Strata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 Fixtures Leased: **:**
 Fixtures Rmvd: **:**
 Floor Finish: **Mixed**

 Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management**
 Legal: **PL LMS2728 LT 67 DL 185 LD 36**

 Amenities: **Bike Room, Club House, Elevator, Exercise Centre, In Suite Laundry**

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

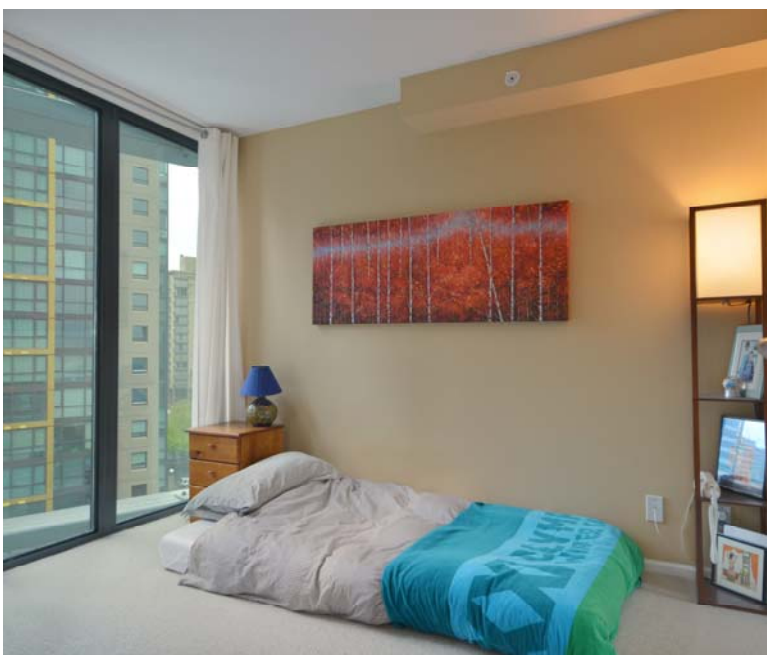
Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 11'			x			x
Main	Kitchen	8' x 7'			x			x
Main	Master Bedroom	10'2 x 9'5			x			x
Main	Storage	5'4 x 4'9			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

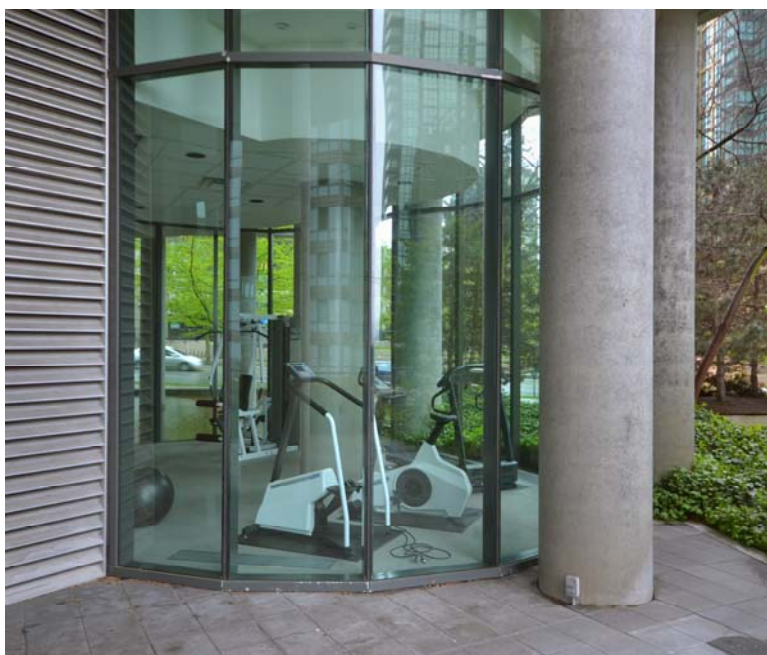
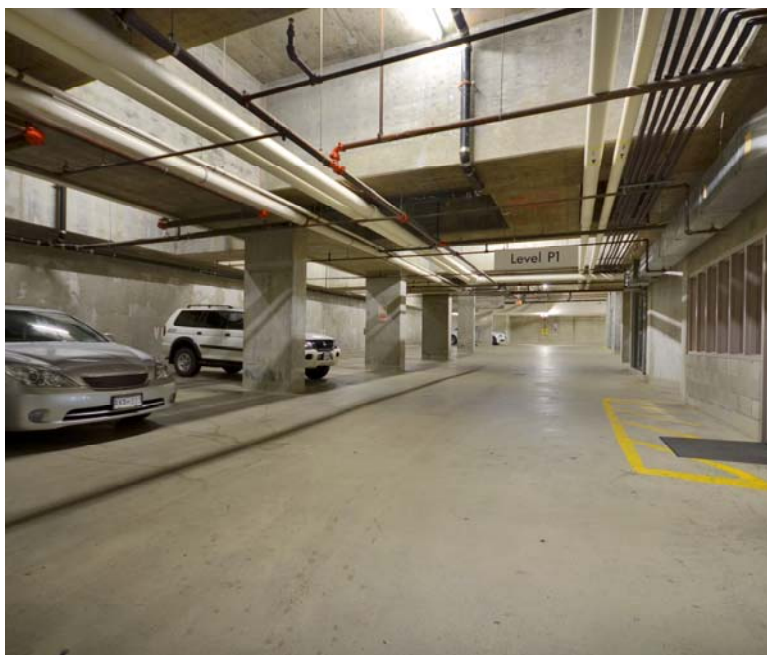
Finished Floor (Main): 526	# of Rooms: 4	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 526 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: 526 sq. ft.	Basement: None			7				
				8				

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

1208 - 1331 W Georgia St., Vancouver, BC V6E 4P1 - South facing 526 sf 1 bedroom and 1 bath at "The Pointe" in Coal Harbour. Designed by renowned architect Bing Thom, featuring floor-to-ceiling windows with downtown city view, bright and functional layout with open kitchen and a spacious in-suite storage that could also become a den. Amenities include 24 hour concierge, gym, lounge, office/meeting rooms and bicycle storage. Steps away from Stanley Park, Seawall, and Robson St. Pets and rentals allowed. Parking # 120 on P4, no storage. Facilities include gym, party room and meeting rooms. Please visit Realtors website for floor plan, photo gallery & custom feature sheet.







Westcoast Pointe

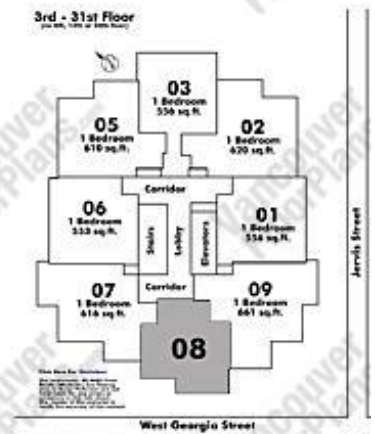
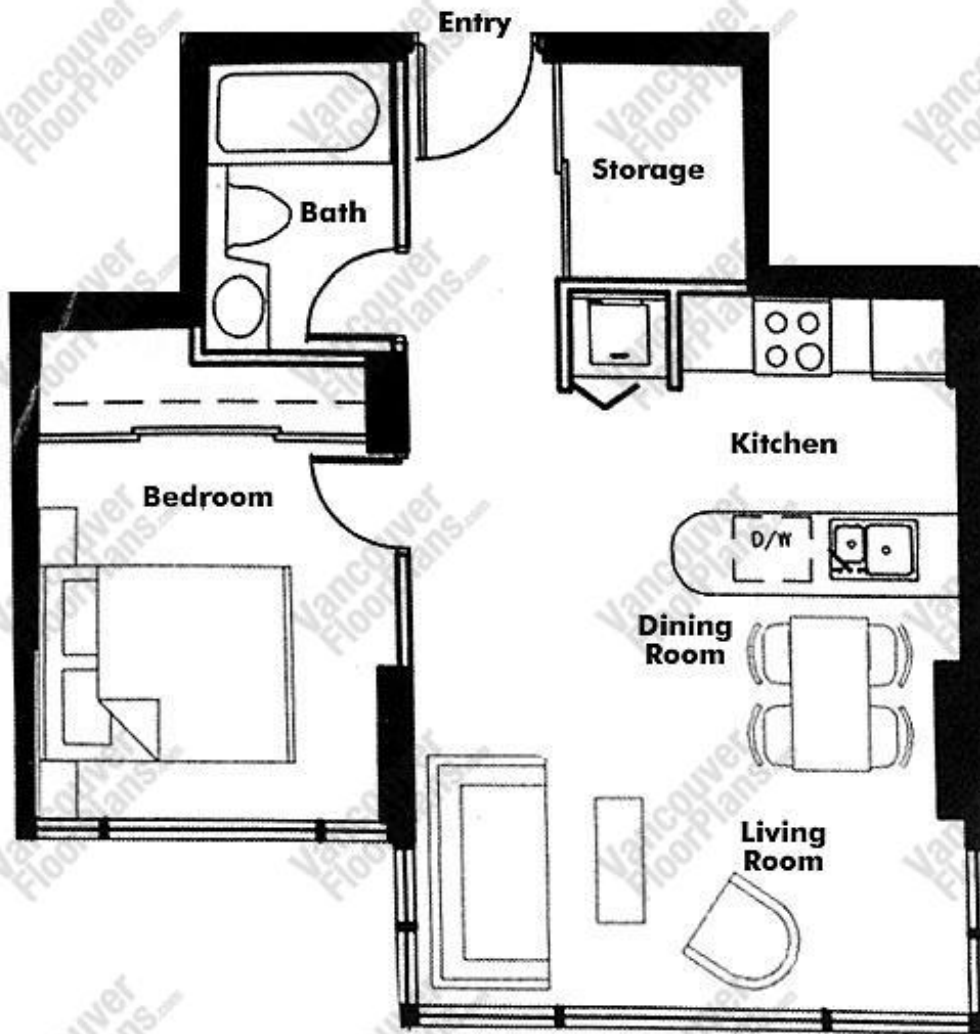
1208 1331 W. Georgia, Vancouver, BC, V6E 4P1

Floor: 12

1208

1 Bedroom

526 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.

Westcoast Pointe

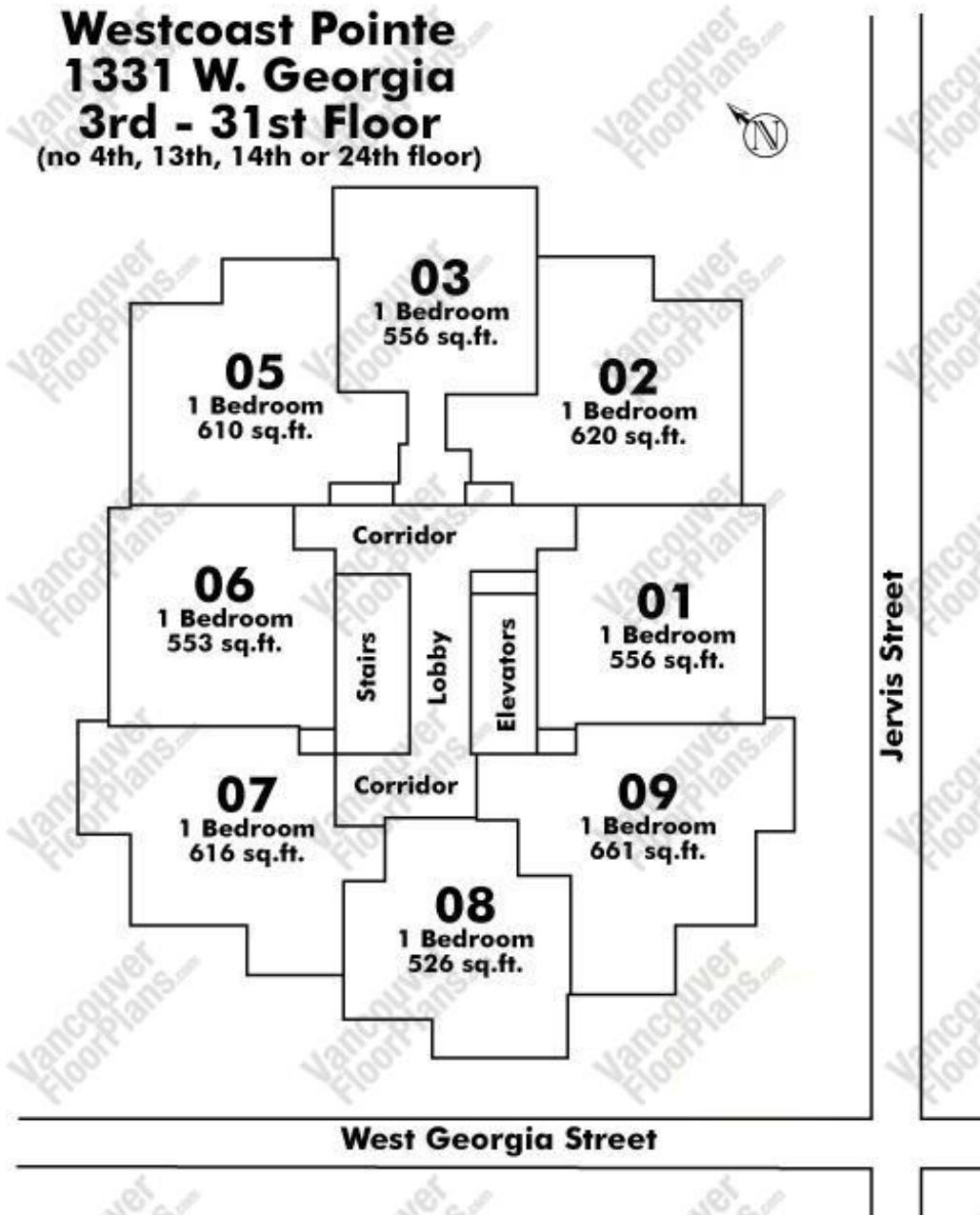
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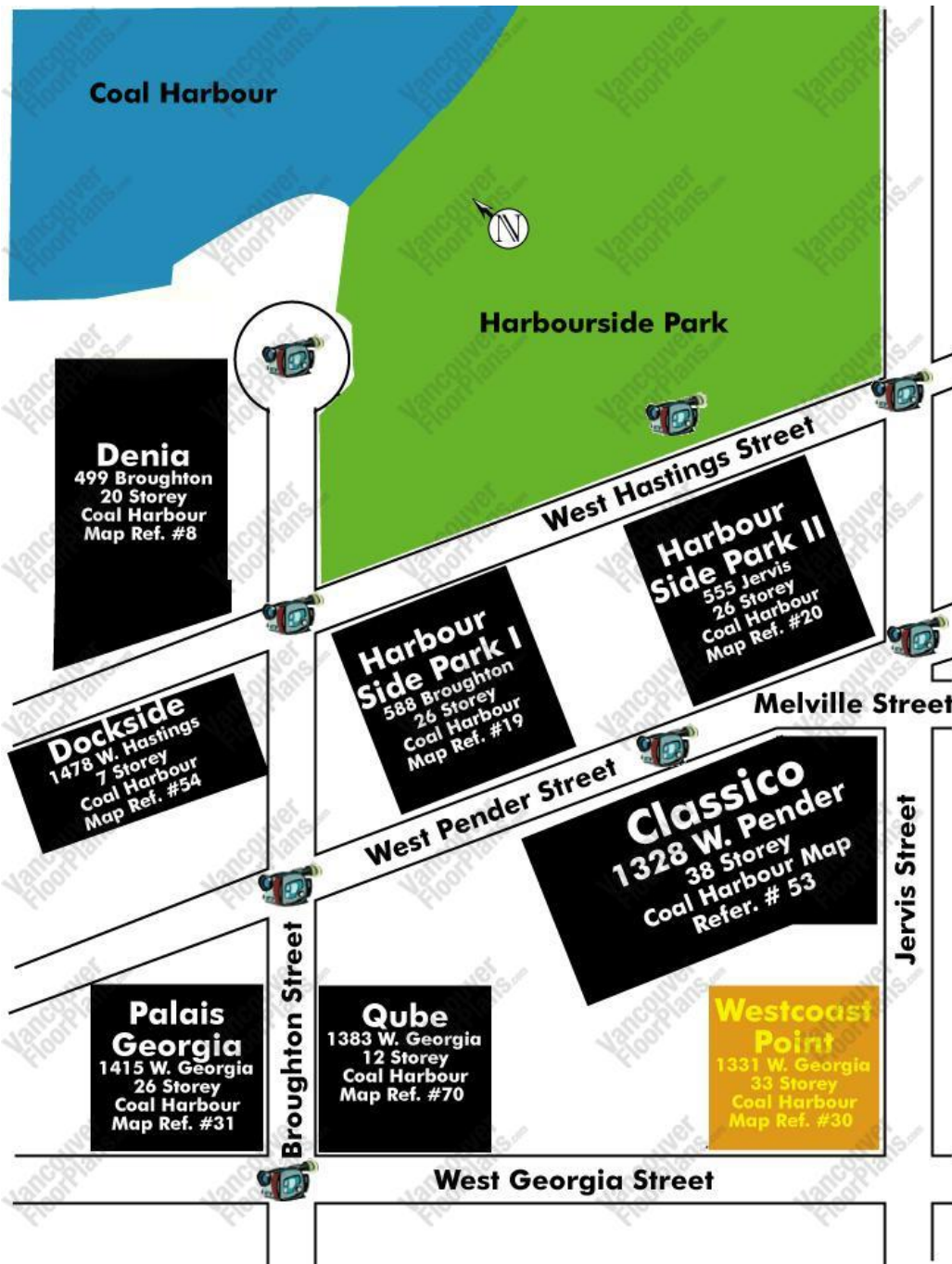
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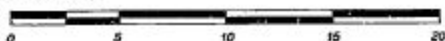


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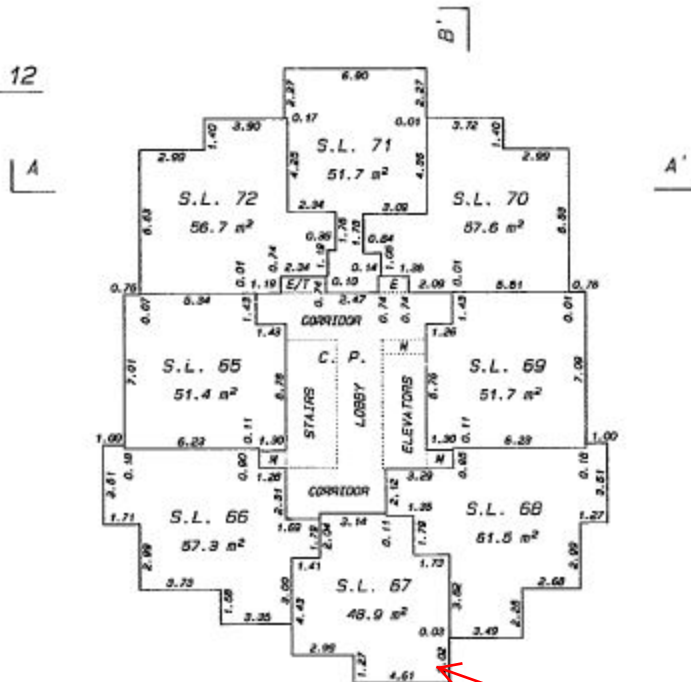
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SCALE 1: 200



STRATA PLAN LMS 2728

FLOOR 12



Price Band & Bedroom ATTACHED CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio*
\$0 – 300,000	4	9	225%*
300,001 – 400,000	3	6	200%*
400,001 – 500,000	21	21	100%
500,001 – 600,000	46	37	80%
600,001 – 700,000	36	43	119%*
700,001 – 800,000	42	24	57%
800,001 – 900,000	31	21	68%
900,001 – 1,000,000	24	13	54%
1,000,001 – 1,250,000	25	13	52%
1,250,001 – 1,500,000	29	9	31%
1,500,001 – 1,750,000	21	5	24%
1,750,001 – 2,000,000	26	4	15%
2,000,001 – 2,250,000	7	3	43%
2,250,001 – 2,500,000	11	5	45%
2,500,001 – 2,750,000	3	1	33%
2,750,001 – 3,000,000	7	1	14%
3,000,001 – 3,500,000	12	1	8%
3,500,001 – 4,000,000	10	0	NA
4,000,001 – 4,500,000	2	1	50%
4,500,001 – 5,000,000	7	0	NA
5,000,001 & Greater	11	3	27%
TOTAL	378	220	58%

0 to 1 Bedroom	151	124	82%
2 Bedrooms	178	89	50%
3 Bedrooms	45	6	13%
4 Bedrooms & Greater	4	1	25%
TOTAL	378	220	58%

SnapStats® Median Data	January	February	Variance
Inventory	392	378	-4%
Solds	121	220	82%
Sale Price	\$680,000	\$681,500	NA
Sale Price SQFT	\$960	\$947	-1%
Sale to List Price Ratio	98%	100%	2%
Days on Market	13	10	-23%

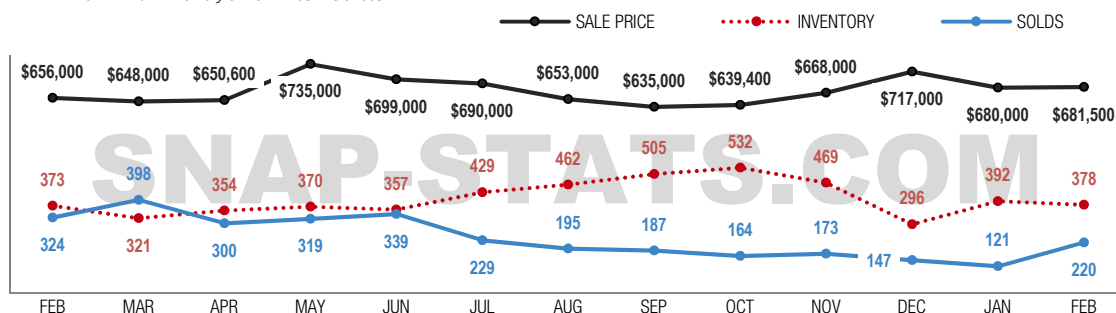
*Sales Ratio defines market speed (higher is faster) and market type: Buyers up to 14% | Balanced 15 to 20% | Sellers 21% plus. If >100% MLS® data reported previous month's sales exceeded current inventory.

Market Summary

- Official Market Type **DOWNTOWN**: Sellers market at 58% Sales Ratio average (5.8 in 10 homes selling rate)
- Homes are selling on average at list price
- Most Active Price Band** +/- \$1 mil: \$0 to \$300k (>100% Sales Ratio) / \$1 mil to \$1.25 mil (52% Sales Ratio)
- Buyers Best Bet** +/- \$1 mil: Homes between \$900k to \$1 mil / \$1.75 mil to \$2 mil, Coal Harbour, Yaletown and 3 bedrooms
- Sellers Best Bet** Selling homes in Westend and up to 1 bedroom properties

** With a minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Les Twarog
RE/MAX Crest Realty Westside
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 Sonja Pedersen 604.805.1283
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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

我们将竭诚为您提供最优质的服务。请致电我们的经纪人：Jimmy Ng 778-788-0013



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.



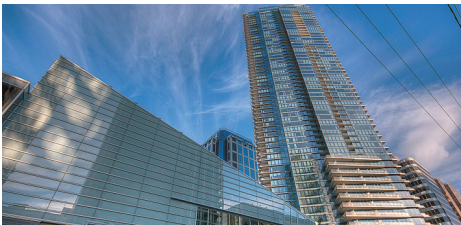
TSAWWASSEN 3 BED HOME
5118 Stevens Drive \$1,329,000

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.



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.



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.



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.