



**Les & Sonja**  
TWAROG PEDERSEN  
VANCOUVER WESTSIDE & DOWNTOWN SPECIALISTS  
604.671.7000 www.6717000.com  
LT6046717000 lee@6717000.com





**R2191303**

**Active**

Apartment/Condo  
Residential Attached

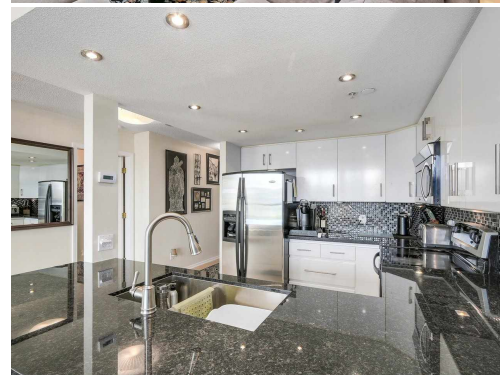
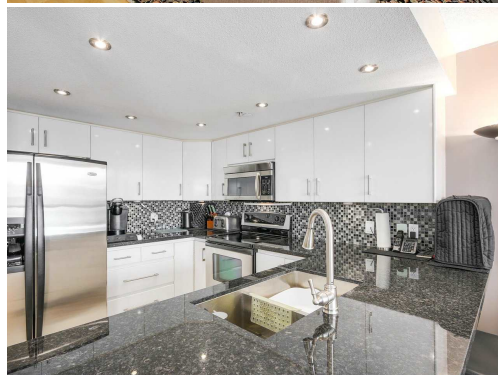
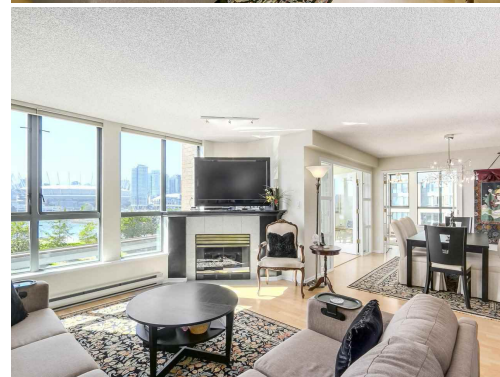
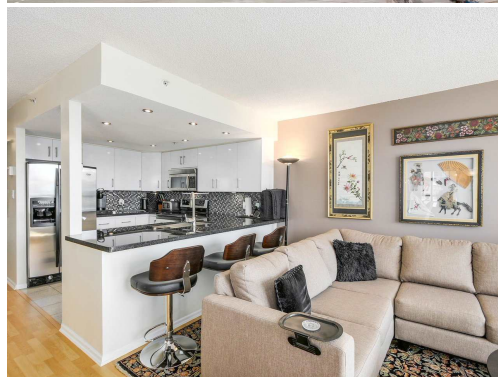
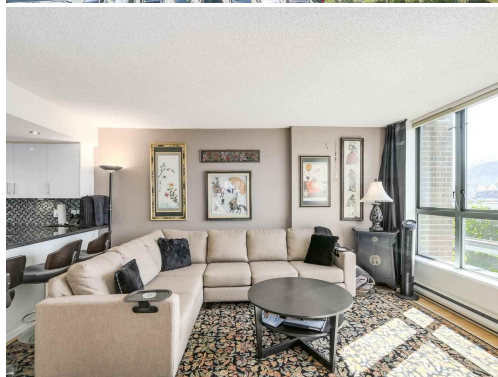
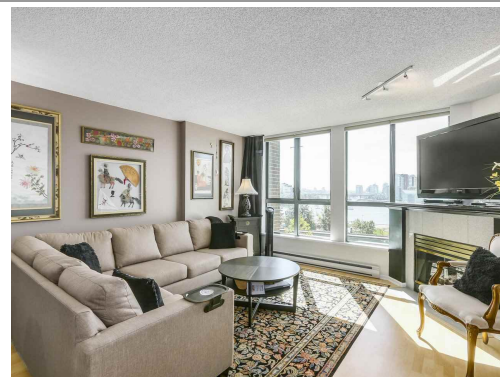
**506 1128 QUEBEC STREET**

Vancouver East  
Mount Pleasant VE  
**THE NATIONAL**

**\$1,199,000** (LP)  
(SP)

**\$989.27** L\$/SF  
S\$/SF

Sold Date:



**Total Bedrooms** 2  
**Total Baths** 2  
**FIARTotFin** 1,212  
**BB** Northwest  
**Outdoor Area** None  
**View** Yes  
**View - Specify** Panoramic view of False Creek

**Approx. Year Built** 1994  
**Tot Units in Strata Plan** 147  
**Mgmt. Co Name** THE WYNFORD GROUP  
**Mgmt. Co Phone#** 604-261-0285  
**Parking Places - Total** 2  
**Parking Places - Covered** 2

**Days On Market** 7  
**Occupancy** Owner  
**Gross Taxes** \$2,539.55  
**Strata Maint Fee** \$625.52  
**Locker** Yes  
**Maint Fee** Caretaker, Garbage Pickup, Gardening, Gas, Hot Water  
**Includes** Management, Recreation

The National at Bosa Built Citygate. This rarely avail 3 bd (3rd bd is actually a Den) & 2 bath 1219 sf suite with breathtaking, unobstructed NW water views of False Creek, mtns & city from every room. Tastefully updated newer kitch/granite & stainless, Laminate floors, Ikea wall units, gas FP, mirror closet doors, custom shower heads, new W/D and master with heated floors, BONUS 2 side by side parking stalls #215, #216(P3) & store Locker #17(P3) + 27 Visitor Stalls & 3 bike rooms. Steps from the Sky train & the new St. Paul's Hospital being built, The Lobby and elevator cabs have recently been updated, Pets and rentals OK, go to realtor's web site for video and feature sheet with floor plan.

RE/MAX Crest Realty Westside

07/28/2017 03:23 PM

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 Mount Pleasant VE

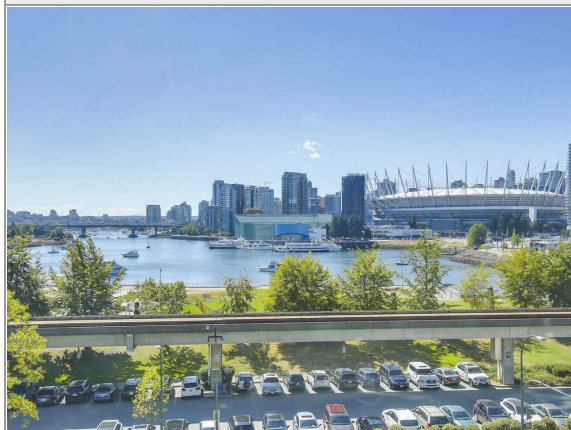
**THE NATIONAL**
**\$1,199,000** (LP)

(SP)

**\$989.27** L\$/SF

S\$/SF

Sold Date:



Sold Date:	Frontage (feet):	Approx. Year Built: <b>1994</b>
Meas. Type:	Frontage (metres):	Age: <b>23</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Zoning: <b>CD-1</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Gross Taxes: <b>\$2,539.55</b>
Flood Plain:	Full Baths: <b>2</b>	For Tax Year: <b>2017</b>
Approval Req?:	Half Baths: <b>0</b>	Tax Inc. Utilities?: <b>No</b>
Exposure: <b>Northwest</b>	Maint. Fee: <b>\$625.52</b>	P.I.D.: <b>018-496-831</b>
If new, GST/HST inc?:		
Mgmt. Co's Name: <b>THE WYNFORD GROUP</b>		
Mgmt. Co's Phone: <b>604-261-0285</b>		
View: <b>Yes: Panoramic view of False Creek</b>		
Complex / Subdiv: <b>THE NATIONAL</b>		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		

 Style of Home: **Corner Unit**  
 Construction: **Concrete**  
 Exterior: **Brick, Concrete, Glass**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **None**  
 Type of Roof: **Tar & Gravel**

 Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:  
 # of Fireplaces: **1**

 Total Parking: **2** Covered Parking: **2** Parking Access: **Side**  
 Parking: **Garage; Underground**  
 Locker: **Y**  
 Dist. to School Bus:  
 Total Units in Strata: **147**  
 Dist. to Public Transit:  
 Units in Development: **147**  
 Title to Land: **Freehold Strata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate**

 Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**  
 Legal: **PL LMS1108 LT 30 DL 2037 LD 36**

 Amenities: **Bike Room, Exercise Centre, Garden, Pool; Indoor, Swirlpool/Hot Tub, Wheelchair Access**

 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Waterfront Property**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Microwave, Smoke Alarm, Sprinkler -**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 14'1			x			x
Main	Kitchen	10'2 x 8'3			x			x
Main	Dining Room	12'1 x 11'5			x			x
Main	Master Bedroom	12'9 x 11'10			x			x
Main	Bedroom	11'7 x 11'			x			x
Main	Den	9'8 x 9'			x			x
Main	Foyer	6'2 x 6'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>1,212</b>	# of Rooms: <b>7</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>1,212 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals</b>			5				Door Height:
Unfinished Floor: <b>0</b>	<b>Allowed</b>			6				
Grand Total: <b>1,212 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

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## Detailed Tax Report

Property Information			
Prop Address	1128 QUEBEC ST UNIT# 506	Jurisdiction	CITY OF VANCOUVER
Municipality	CITY OF VANCOUVER	Neighborhood	FALSE CREEK NORTH
Area	VANCOUVER EAST	SubAreaCode	VVEMP
PropertyID	018-496-831	BoardCode	V
PostalCode	V6A 4E1		

Property Tax Information			
TaxRoll Number	030605186080030	Gross Taxes	\$2,539.55
Tax Year	2017	Tax Amount Updated	06/02/2017
More PIDS			

018-496-831

Legal Information			
Legal Description			

PL LMS1108 LT 30 DL 2037 LD 36

Legal FreeFormDescription			
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.			

PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian
LMS1108	30		2037	36				

Land & Building Information			
Width		Depth	
Lot Size		Land Use	
Actual Use	STRATA-LOT RESIDENCE (CONDOMINIUM)		
Year Built	1994		
BCA Description	STRATA APARTMENT - HI-RISE	Zoning	CD-1 (264) Comprehensive Devel
WaterConn			
BCADData Update	04/07/2017		

Supplementary Property Info			
BedRooms	2	Foundation	
Full Bath	1	Half Bath2	
Half Bath3		Stories	
Pool Flg		Carport	0
Garage S	0	Garage M	0

Actual Totals		
Land	Improvement	Actual Total
\$591,000.00	\$403,000.00	\$994,000.00

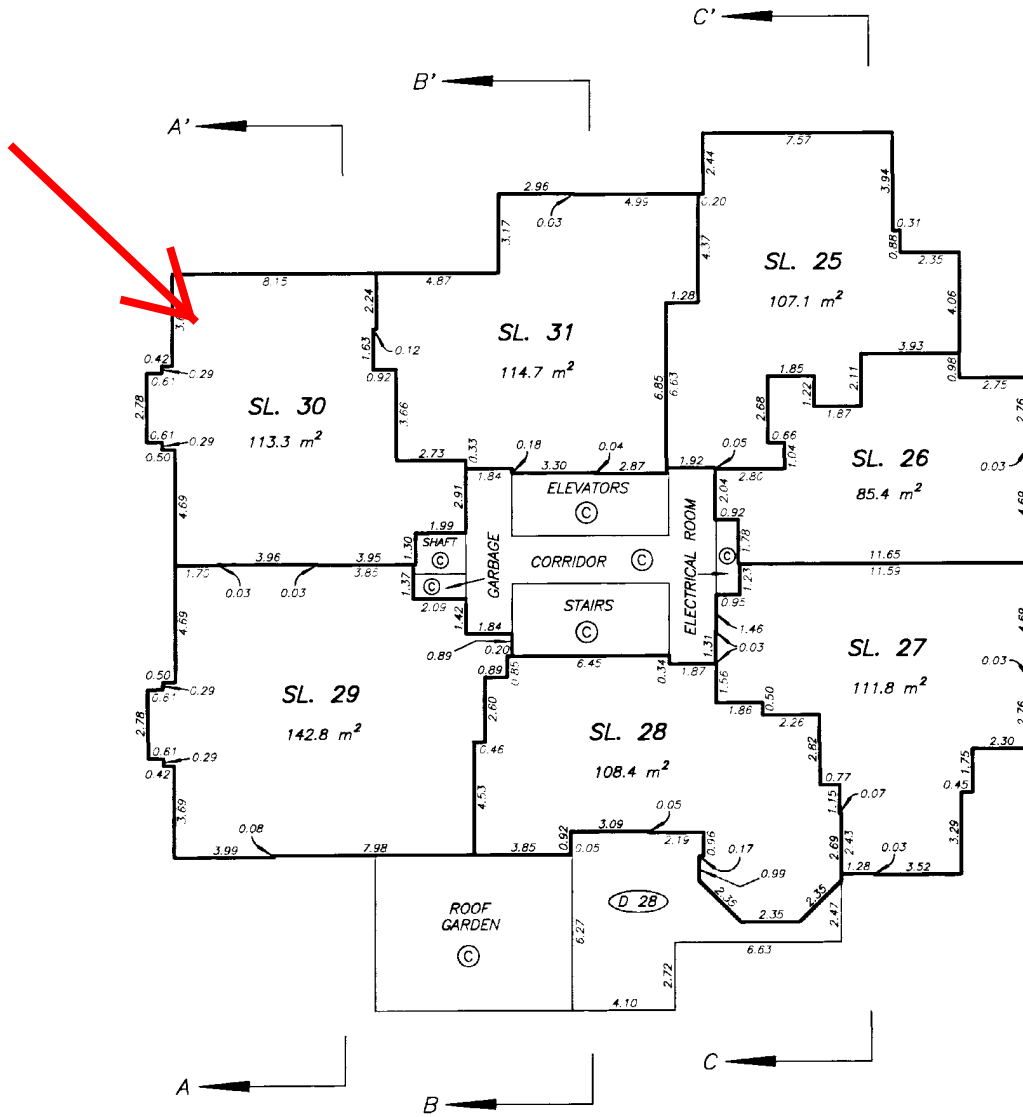
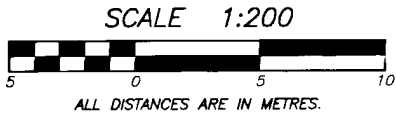
Municipal Taxable Totals				
Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$591,000.00	\$403,000.00	\$0.00	\$0.00	\$994,000.00

School Taxable Totals				
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$591,000.00	\$403,000.00	\$0.00	\$0.00	\$994,000.00

Sales History Information			
Sale Date	Sale Price	Document Num	SaleTransaction Type
10/30/2013	\$619,535.00	CA3429690	IMPRV SINGLE PROPERTY CASH TRANSACT
4/1/2005	\$330,000.00	BX521897	IMPRV SINGLE PROPERTY CASH TRANSACT
1/19/1994	\$287,800.00	BH17394	IMPRV SINGLE PROPERTY CASH TRANSACT

# FIFTH FLOOR PLAN

# STRATA PLAN LMS 1108



FILED LMLMS1108 104432 2003-07-07-15.51.13.331876

# City Gate III

506 1128 Quebec, Vancouver, BC, V6A 4E1

Floor: 5

**506**

1 Bedroom + Enclosed Balcony

1212 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.

# City Gate III

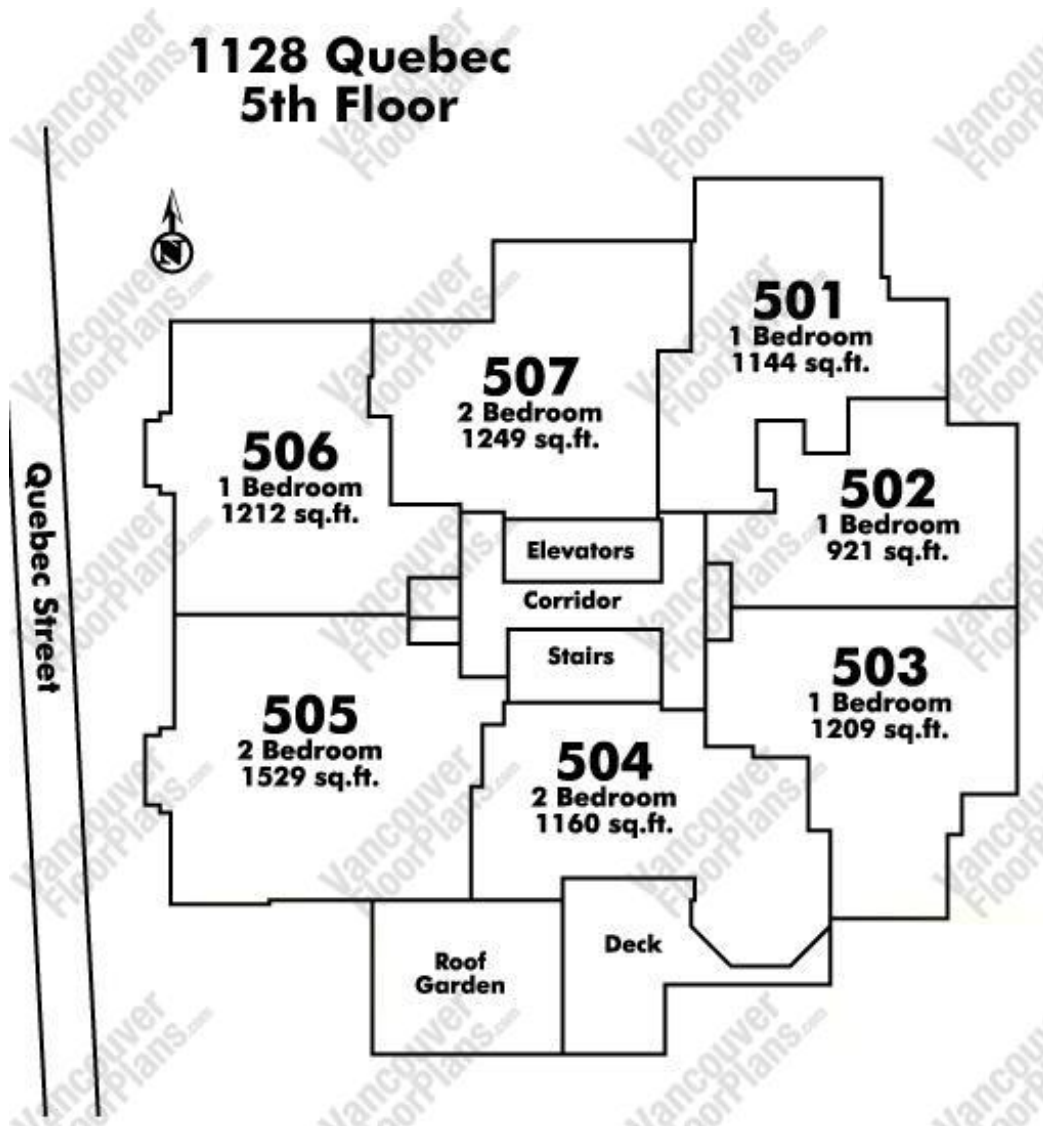
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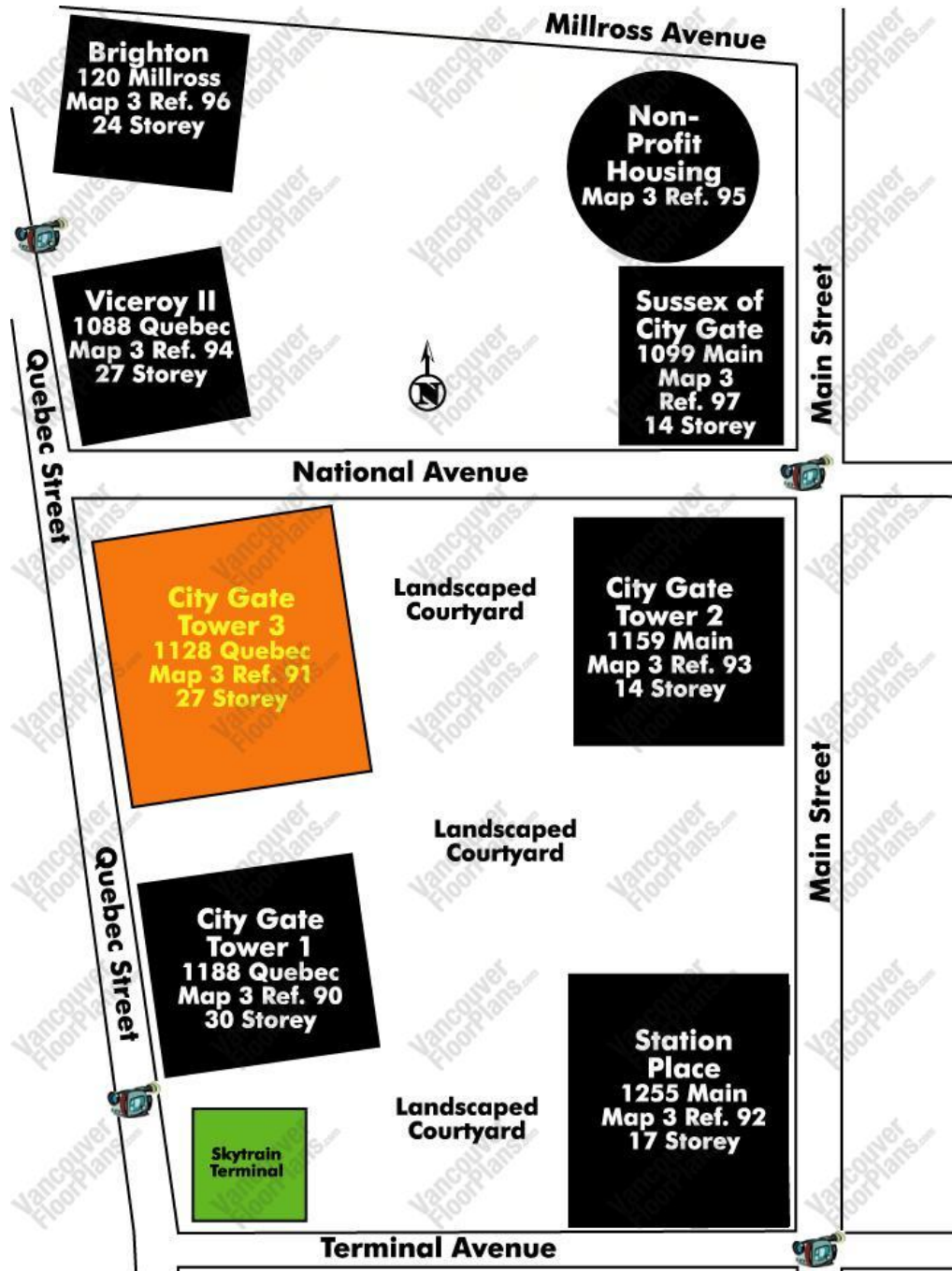
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Les Twarog 604.671.7000  
Sonja Pedersen 604.805.1283  
www.lestwarog.com

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



**MAPLE RIDGE NEW HOME**  
11276 243A Street \$995,000

This beautiful brand new 4 bed, 4 bath north facing home features open concept living great for entertaining, spacious master with vaulted ceilings, finished basement with separate entrance & large back yard.



**NORTH VANCOUVER HOME**  
1438 Laing \$1,799,000

Beautifully updated 1,888sf home in the heart of Capilano, North Vancouver with 2 beds up, 1 bed down, & 2 baths. Features include HW floors throughout, 2 gas fireplaces new roof, plumbing, hot water tank, drain tile fence & furnace.

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'

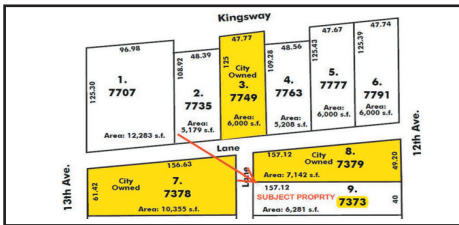
**GIBSONS DEVELOPMENT SITE**  
895 - 909 Gibsons Way \$7,500,000

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 \$5,990,000

5000sf home with 4 legal suits (Multiple Dwelling Licence No 16-127997) 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.



**BURNABY LAND ASSEMBLY**  
7373 12th Avenue \$1,859,000

Part of a 9 lot land assembly totalling 62,799sf (over 40,000 passing vehicles/day) Under the OCP the City of Burnaby MAY allow a change in zoning to CD which allows high density residential.



**UNFORGETTABLE PIZZA BIZ**  
450 W. 8th Avenue \$79,000

Business for sale within one of the most busiest areas of Vancouver with lots of corporate repeat clients. This gem has short term parking right out front, a great landlord with a reasonable lease, an owner willing to train and 2 part time employees. For more information please contact realtor.

**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](http://www.6717000.com/squamish)



**WILLOUGHBY LAND ASSEMBLY**  
**LANGLEY, BC - 1.5 ACRES**  
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.