



Les & Sonja
TWAROG PEDERSEN
VANCOUVER WESTSIDE & DOWNTOWN SPECIALISTS
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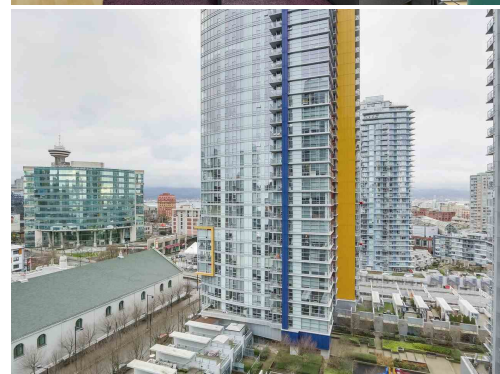
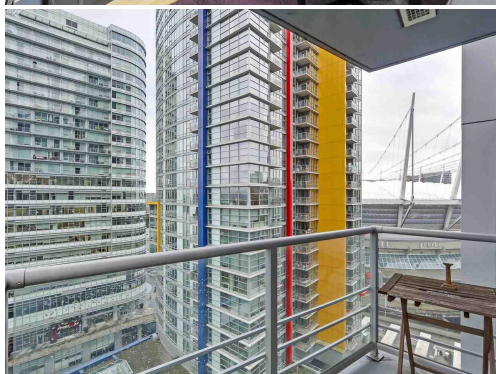
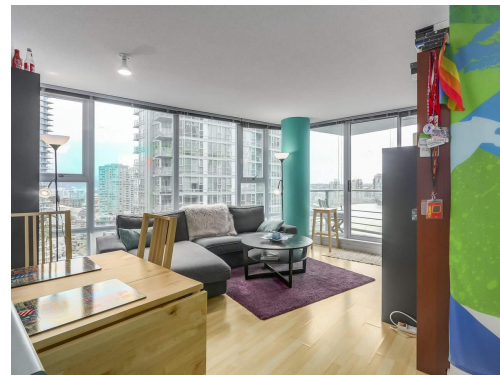
ActiveApartment/Condo
Residential Attached**1608 668 CITADEL PARADE**Vancouver West
Downtown VW**\$799,000** (LP)

(SP)

\$998.75 L\$/SF

S\$/SF

Sold Date:



Total Bedrooms 2
Total Baths 2
FIARTotFin 800
BB Northeast
Outdoor Area BALC
View Yes
View - Specify NE City & partial water view

Approx. Year Built 2007
Tot Units in Strata Plan 443
Mgmt. Co Name RANCHO MANAGEMENT
Mgmt. Co Phone# 604-684-4508
Parking Places - Total 1
Parking Places - Covered 1

Days On Market 128
Occupancy Vacant
Gross Taxes \$1,964.74
Strata Maint Fee \$359.00
Locker No
Maint Fee Caretaker, Gardening,
Includes Gas, Hot Water,
Management, Recreation

1608 – 688 Citadel, SPECTRUM 2 by Concord Pacific, N/E corner 2 bed+Den, 2 bath home w/great city views. Includes O/D balcony, floor to ceiling windows, open Kitchen, I/S storage & an Office/Den. Enjoy Club Ozone Rec Fac incl; 80 ft I/D pool, hot tub, steam/sauna rooms, fully equipped gym, community garden, bike storage, party/meeting & theatre rooms, visitor park & 24/7 concierge all located at Spectrum 1-(111 W Georgia) 1 parking #86, No Locker Property sits above Costco & is nearby Rogers Arena, Skytrain, T&T Grocery Store, Cafes & Seawall. Suite is furnished & available for immediate occupancy, Market rent \$3,000/mo, Restrictions Max 2 pets (1 cat and 1 dog – max 60lbs) & Rentals min 1 year (no AirBnB) Go to realtors web site for feature, floor plan and video

RE/MAX Crest Realty

04/15/2019 03:43 PM

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\$799,000 (LP)

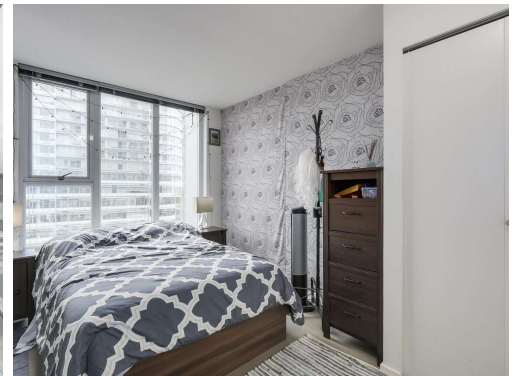
(SP)

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Sold Date:

Spectrum 2
#1608 668 Citadel Parade, Vancouver, BC, V6B 1W6
2 Bedroom + Balcony




R2327294
Active

 Apartment/Condo
 Residential Attached

1608 668 CITADEL PARADE

 Vancouver West
 Downtown VW

\$799,000 (LP)

(SP)

\$998.75 L\$/SF
 S\$/SF

Sold Date:



Sold Date:	Frontage (feet):	Approx. Year Built: 2007
Meas. Type:	Frontage (metres):	Age: 12
Depth / Size (ft.):	Bedrooms: 2	Zoning: CD1
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Gross Taxes: \$1,964.74
Flood Plain:	Full Baths: 2	For Tax Year: 2018
Approval Req?: No	Half Baths: 0	Tax Inc. Utilities?:
Exposure: Northeast	Maint. Fee: \$359.00	P.I.D.: 027-174-221
If new, GST/HST inc?: No		
Mgmt. Co's Name: RANCHO MANAGEMENT		
Mgmt. Co's Phone: 604-684-4508		
View: Yes: NE City & partial water view		
Complex / Subdiv:		
Services Connected: Community, Electricity, Sanitary Sewer, Water		

 Style of Home: **Corner Unit, Inside Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Metal**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Electric**
 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: Side
Parking: Garage; Underground		
Locker: N		
Dist. to School Bus:		
Total Units in Strata: 443		
Dist. to Public Transit:		
Units in Development: 211		
Title to Land: Freehold Strata		
Seller's Interest: Registered Owner		
Property Disc.: Yes		
Fixtures Leased: :		
Fixtures Rmvd: :		
Floor Finish:		

 Maint Fee Inc: **Caretaker, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer, Water**
 Legal: **PL BCS2478 LT 320 LD 36. DISTRICT LOT FALSE CREEK, 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.**

 Amenities: **Club House, Exercise Centre, In Suite Laundry, Pool; Indoor**

 Site Influences: **Central Location, Cul-de-Sac, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 10'			x			x
Main	Dining Room	6' x 6'			x			x
Main	Kitchen	9' x 8'			x			x
Main	Master Bedroom	10' x 9'			x			x
Main	Bedroom	9' x 8'			x			x
Main	Den	8' x 5'			x			x
Main	Storage	7' x 5'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 800	# of Rooms: 7	# 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	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total): 800 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 800 sq. ft.	Basement: None			7				
				8				

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

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Detailed Tax Report

Property Information			
Prop Address	668 CITADEL PARADE UNIT# 1608	Jurisdiction	CITY OF VANCOUVER
Municipality	CITY OF VANCOUVER	Neighborhood	DOWNTOWN
Area	VANCOUVER WEST	SubAreaCode	VVWDT
PropertyID	027-174-221	BoardCode	V
PostalCode	V6B 1W6		

Property Tax Information			
TaxRoll Number	026161599940320	Gross Taxes	\$1,964.74
Tax Year	2018	Tax Amount Updated	08/22/2018
More PIDS			

027-174-221

Legal Information								
PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian
BCS2478	320			36				
Legal FullDescription								

PL BCS2478 LT 320 LD 36. DISTRICT LOT FALSE CREEK, 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.

Land & Building Information			
Width		Depth	
Lot Size		Land Use	
Actual Use	STRATA-LOT RESIDENCE (CONDOMINIUM)		
Year Built	2007		
BCA Description	STRATA APARTMENT - HI-RISE	Zoning	CD-1 (415) Comprehensive Devel
WaterConn			
BCADData Update	04/18/2018		

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

Actual Totals		
Land	Improvement	Actual Total
\$569,000.00	\$227,000.00	\$796,000.00

Municipal Taxable Totals				
Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$569,000.00	\$227,000.00	\$0.00	\$0.00	\$796,000.00

School Taxable Totals				
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$569,000.00	\$227,000.00	\$0.00	\$0.00	\$796,000.00

Sales History Information			
Sale Date	Sale Price	Document Num	SaleTransaction Type
8/24/2009	\$461,000.00	BB1201635	IMPRV SINGLE PROPERTY CASH TRANSACTION
9/14/2007	\$320,500.00	BB575103	IMPRV SINGLE PROPERTY CASH TRANSACTION
8/17/2007	\$0.00	BB287404	REJECT NOT SUITED SALE ANALYSIS





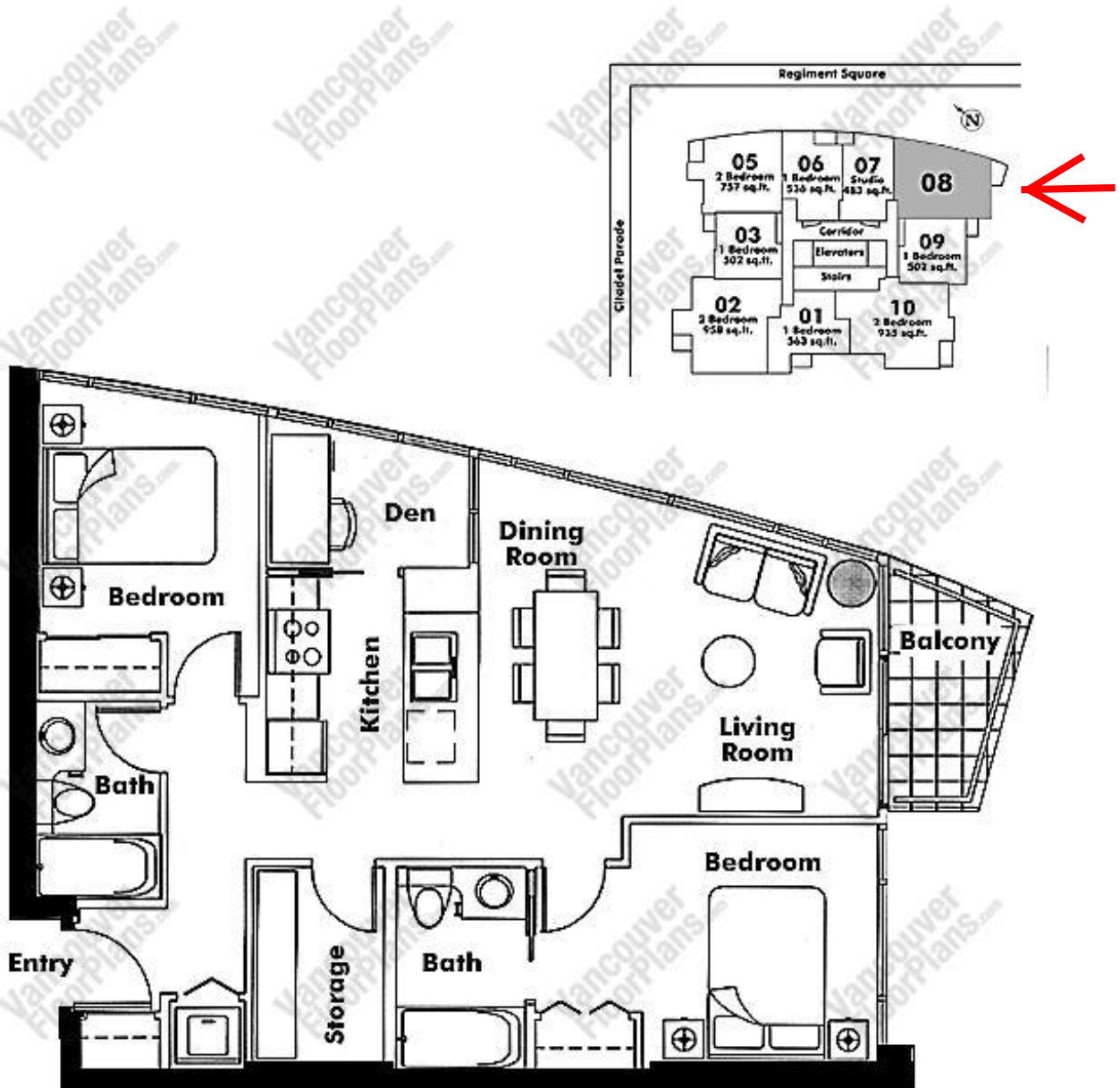




Spectrum 2

#1608 668 Citadel Parade, Vancouver, BC, V6B 1W6

2 Bedroom + Balcony - 810 sq.ft.



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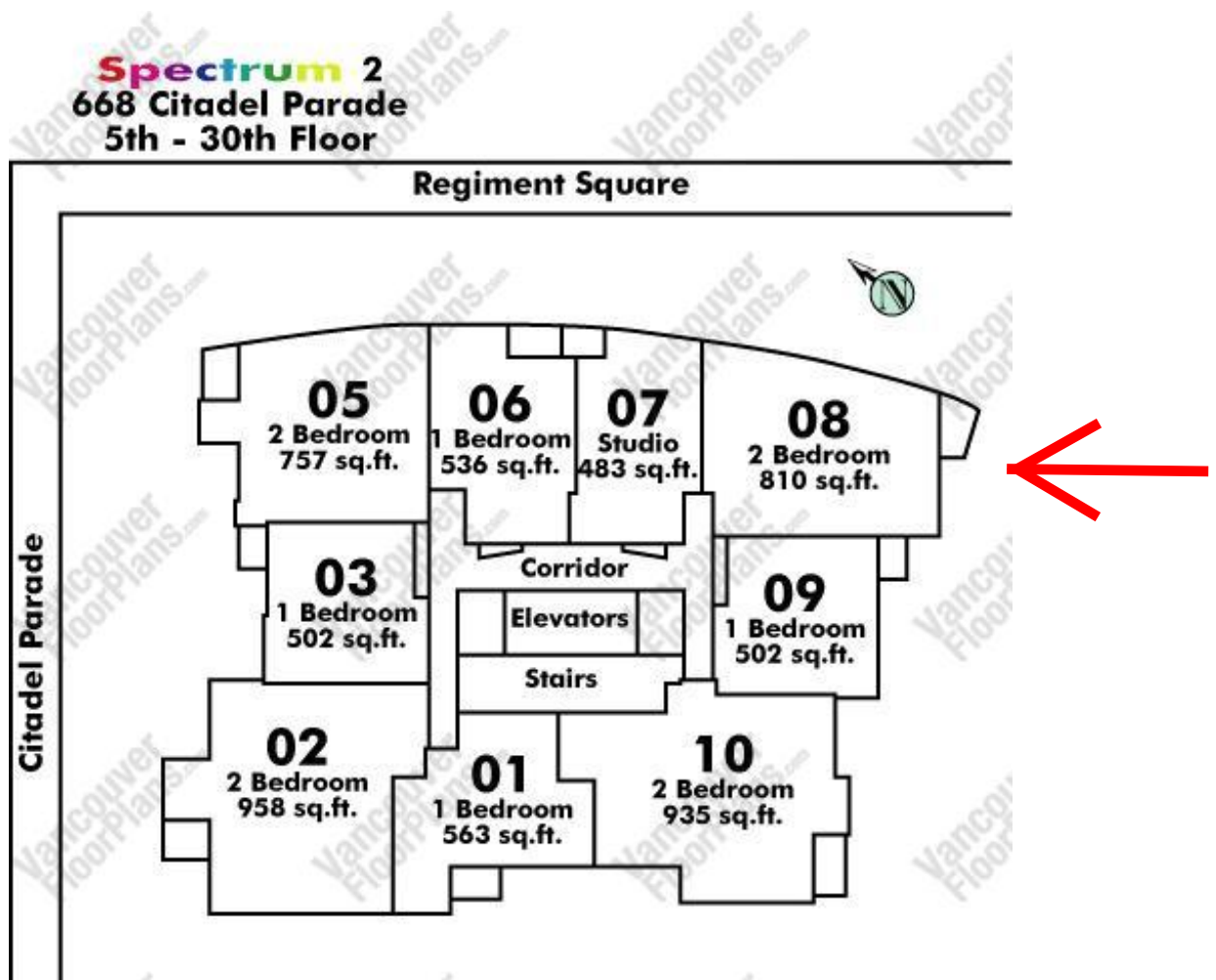
E/O All information including floor plans, floor plates, maps & suite numbers & s/f are gathered from different sources and is believed to be accurate as possible but not guaranteed. If important, reader of this information to verify it against a registered strata plan.



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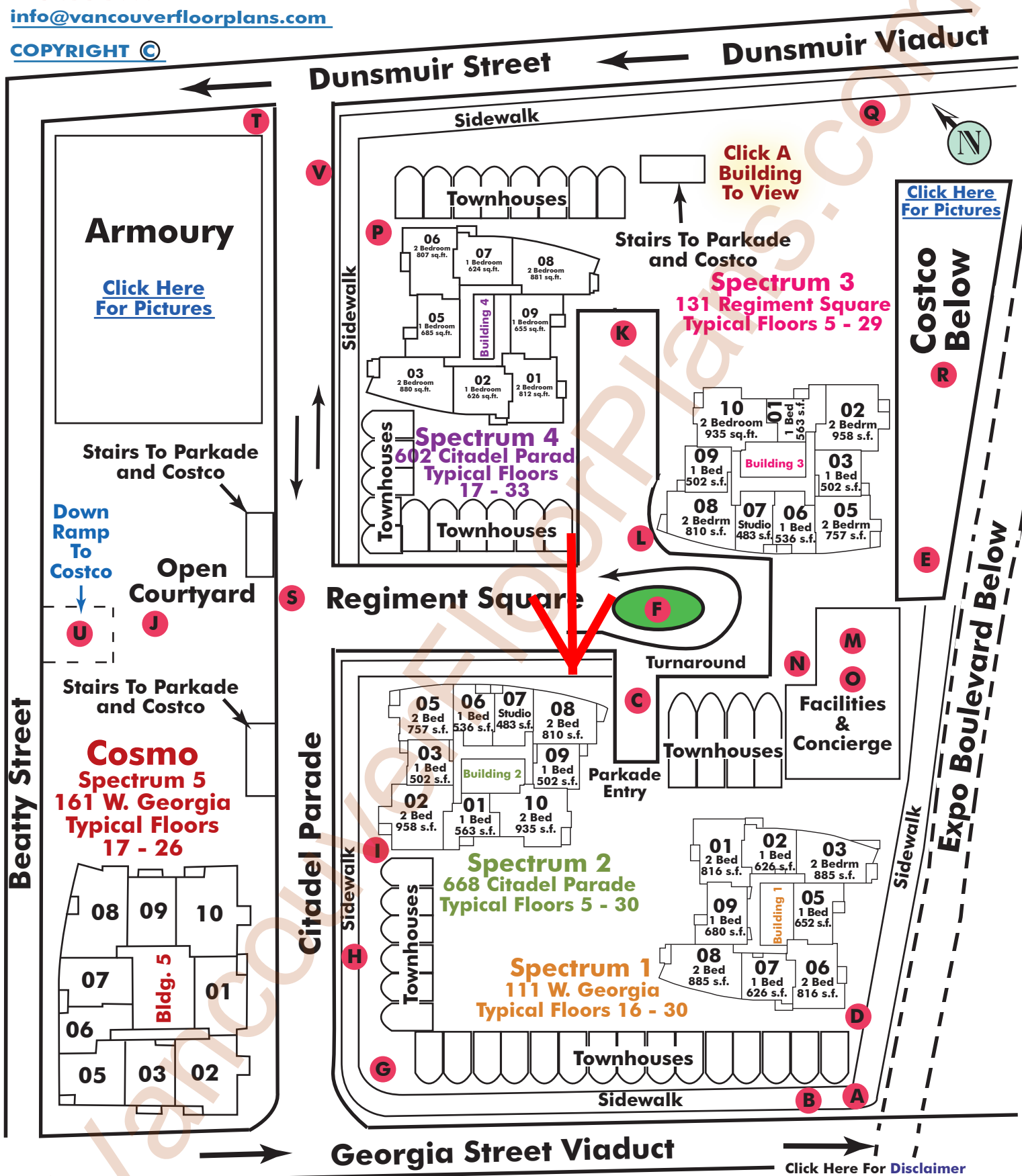
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我们将竭诚为您提供最优质的服务。请致电我们的经纪人：Jimmy Ng 778-788-0013



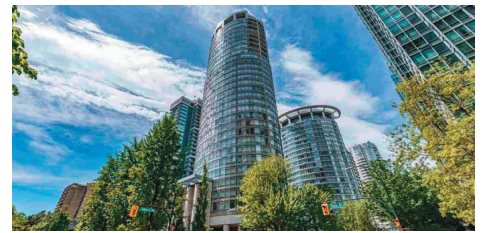
DOWNTOWN - ONE WALL CENTRE
4004 - 938 Nelson \$2,450,000

One Wall Centre - One of Vancouver premier luxury skyscrapers, 1491 sf 1 bed, 2 bath unit offers gorgeous SW water views over English Bay and Vancouver skyline through 10'5" floor to ceiling windows featuring; H/W floors, Bosch S/S appliances, Sub-zero fridge, gas cooktop & granite counters. Available Now.



SOUTH GRANVILLE HOME
1541 W. 60th Avenue \$3,198,000

Charming 5 bed + den character home sits on a pretty tree lined street in a fabulous sought after South Granville neighbourhood. Features include beautiful hardwood floors, large master with walk in closet, fully renovated mortgage helper in the basement and close to shopping & restaurants.



WEST END - PALISADES
2704 - 1200 Alberni Street \$1,295,000

This executive style fully furnished home is perched on a high floor with only 3 other suites. At almost 1200sf this 3 bed, 2 bath suite features hardwood floors, granite counter tops, 1 parking / 1 locker and a fabulous view with open balcony. Building has concierge and is steps to shopping, dining and the seawall.



OCEAN TOWER AT 888 BEACH
1103 - 1501 Howe \$1,438,000

888 Beach - 1100 sq.ft. 2 bed, 2 bath NE corner unit in sought after 888 Beach. Great layout with good separation of bedrooms, large living/dining area/FP, hardwood floors, kitchen with granite counters, stainless appliances & 2 balconies. Great facilities include ID pool and gym. Bonus 2 parking and storage locker.



FAIRVIEW - CONNAUGHT GARDENS
103 - 628 W 12th \$1,029,000

Connaught Gardens", 1218 sf 2 bed, 2 bath with huge 300 sf private fenced patio & 2 UG parking stalls. Features incl; Gas FP, wood blinds, new stainless appliances including Washer/Dryer and new HW tank. Restrictions, Pets -1 dog (up to 40 pounds) or 1 cat allowed, rentals not allowed. Available for Immediate Occupancy. Across the street from City Square Mall & steps to Canada Line, VGH & Granville Island.

COQUITLAM WEST DEVELOPMENT SITE

RM-3 Multi-Storey, Medium Density Development Opportunity / Land Assembly East of Lougheed Highway and North Road. Located along major transit nodes including new Evergreen SkyTrain expansion. OCP allows for a medium density development site, 2.3 FSR 5-6 stories.

Call for price

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



CHILLIWACK HOME
10285 Young Road \$1,998,000

Custom built 5 bedroom, 4 bathroom home on 11 beautiful acres with a second house on the property. Features include hardwood floors, oversized windows for tons of natural light, gourmet kitchen, master-designed cabinetry, gas range, hot tub, easily wheelchair accessible, decks overlooking the river & the list goes on.



FAIRVIEW - STANFORD COURT
307 - 1775 W 10th \$750,000

Stanford Court in Fairview - Great location off of Burrard Street, 900 sf 2 bed, 2 bath, 2 balconies with Wood FP and vaulted ceilings. Suite is mostly in original condition and is awaiting your decorating ideas. Pets and rentals with restrictions, priced to sell quickly.