



R2433249

Active

Apartment/Condo
Residential Attached

201 1277 NELSON STREET

Vancouver West
West End VW

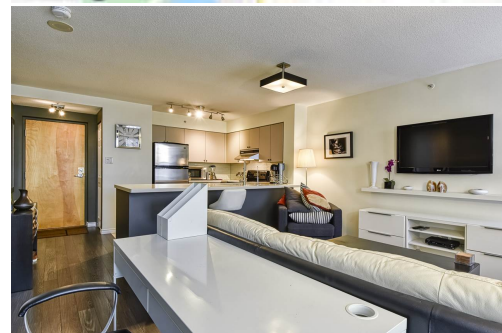
\$618,800 (LP)

(SP)

\$1,076.17 L\$/SF

S\$/SF

Sold Date:



Total Bedrooms 1
Total Baths 1
FIARTotFin 575
Outdoor Area BALC
View
View - Specify

Approx. Year Built 1995
Tot Units in Strata Plan 120
Mgmt. Co Name Rancho Management
Mgmt. Co Phone# 604-683-8900
Parking Places - Total 1
Parking Places - Covered 1

Days On Market 2
Occupancy Vacant
Gross Taxes \$1,228.92
Strata Maint Fee \$261.82
Locker Yes
Maint Fee Includes Garbage Pickup, Gardening, Hot Water, Management, Other, Recreation Facility,

201 – 1277 Nelson, V6E 4M8, (West End). Fully furnished 1 bed, 1 bath, 575 sq ft unit that can potentially rent at \$2,400/mo. Totally reno'd w/Quartz counters, HW flrs, stainless appl, I/S W/D & good sized balcony. Sale includes 1 locker, 1 secure parking. 5 secured Guest Parking stalls. The "Jetson" is one of the last Masterpieces of the renowned architect "Henriquez". Excellently maintained concrete bldg w/ updated lobby & common areas & walking distance to Lord Roberts School. Amenities include brand new gym eqpt with 2 Cedar Saunas & Bike Rooms. Bldg re-piped 2014, proactive Strata with huge Contingency Fund of \$681K and on-site daytime manager. Rentals OK (no AirBNB) Next door #202 also for sale (732 sf) Avail for immediate occ. NO PETS Open Thu 5:30p-7:30p Fri 10a-12p Sat-Sun 2p-4p

RE/MAX Crest Realty

02/05/2020 11:00 AM

The above information is from sources believed reliable but should not be relied upon without verification. The publisher assumes no responsibility for its accuracy. "PREC* indicates Personal Real Estate Corporation"





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Sold Date:



Sold Date:	Frontage (feet):	Approx. Year Built: 1995
Meas. Type:	Frontage (metres):	Age: 25
Depth / Size (ft.):	Bedrooms: 1	Zoning: RM-5B
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Gross Taxes: \$1,228.92
Flood Plain:	Full Baths: 1	For Tax Year: 2019
Approval Req?:	Half Baths: 0	Tax Inc. Utilities?: No
Exposure:	Maint. Fee: \$261.82	P.I.D.: 019-109-571
If new, GST/HST inc?:		
Mgmt. Co's Name: Rancho Management		
Mgmt. Co's Phone: 604-683-8900		
View: :		
Complex / Subdiv:		
Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water		

Style of Home: Inside Unit	Total Parking: 1	Covered Parking: 1	Parking Access:
Construction: Concrete	Parking: Garage; Underground		
Exterior: Concrete			Locker: Y
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
Rain Screen:	R.I. Plumbing:	Units in Development: 120	Total Units in Strata: 120
Renovations:	R.I. Fireplaces:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	# of Fireplaces: 0	Seller's Interest: Registered Owner	
Fireplace Fuel:		Property Disc.: Yes	
Fuel/Heating: Baseboard		Fixtures Leased: No :	
Outdoor Area: Balcony(s)		Fixtures Rmvd: No :	
Type of Roof: Tar & Gravel		Floor Finish: Hardwood	

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Other, Recreation Facility, Sewer, Snow removal**
 Legal: **STRATA LOT 1, PLAN LMS1755, DISTRICT LOT 185, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, Exercise Centre, In Suite Laundry, Storage**

Site Influences:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 10'			x			x
Main	Foyer	10' x 4'			x			x
Main	Living Room	14' x 1'			x			x
Main	Bedroom	11' x 9'			x			x
Main	Laundry	4' x 4'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 575	# 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				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 575 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Not Allowed, Rentals Allwd w/Restrctns			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 575 sq. ft.				7				
				8				

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

201 – 1277 Nelson, V6E 4M8, (West End). Fully furnished 1 bed, 1 bath, 575 sq ft unit that can potentially rent at \$2,400/mo. Totally reno'd w/Quartz counters, HW flrs, stainless appl, I/S W/D & good sized balcony. Sale includes 1 locker, 1 secure parking. 5 secured Guest Parking stalls. The "Jetson" is one of the last Masterpieces of the renowned architect "Henriquez". Excellently maintained concrete bldg w/ updated lobby & common areas & walking distance to Lord Roberts School. Amenities include brand new gym eqpt with 2 Cedar Saunas & Bike Rooms. Bldg re-piped 2014, proactive Strata with huge Contingency Fund of \$681K and on-site daytime manager. Rentals OK (no AirBNB) Next door #202 also for sale (732 sf) Avail for immediate occ. NO PETS Open Thu 5:30p-7:30p Fri 10a-12p Sat-Sun 2p-4p

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Board: V , Attached

Apartment/Condo

201 1277 NELSON STREET

Vancouver West

West End VW

V6E 4M8

\$618,800 (LP)

(SP)

DOM: 2

Prev. Price: \$0

Meas. Type:

Depth/Size:

Sq. Footage: 0.00

Flood Plain:

Exposure:

If new, GST/HST inc?:

P.I.D.: 019-109-571

View:

Mgmt. Co's Name: Rancho Management

Complex / Subdiv:

Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water

Sewer Type: City/Municipal

List Date: 2/3/2020

Original Price: \$618,800

Frontage (feet):

Frontage (metres):

Bedrooms: 1

Bathrooms: 1

Full Baths: 1

Half Baths: 0

Council Apprv?:

Expiry Date: 8/3/2020

Sold Date:

Approx. Year Built: 1995

Age: 25

Zoning: RM-5B

Gross Taxes: \$1,228.92

For Tax Year: 2019

Tax Inc. Utilities?: No

Maint. Fee: \$261.82

Tour: Virtual Tour URL

Mgmt. Co #: 604-683-8900

Style of Home: Inside Unit

Construction: Concrete

Exterior: Concrete

Foundation: Concrete Perimeter

Rain Screen:

Renovations:

Water Supply: City/Municipal

Fireplace Fuel:

Fuel/Heating: Baseboard

Outdoor Area: Balcony(s)

Type of Roof: Tar & Gravel

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

of Fireplaces: 0

Metered Water:

Total Parking: 1

Covered Parking: 1

Parking: Garage; Underground

Locker: Yes

Dist. to Public Transit:

Units in Development: 120

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: Garbage Pickup, Gardening, Hot Water, Management, Other, Recreation Facility, Sewer, Snow removal

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Amenities: Elevator, Exercise Centre, In Suite Laundry, Storage

Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Smoke Alarm

Municipal Charges

Garbage:

Water:

Dyking:

Sewer:

Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 10'			x			x
Main	Foyer	10' x 4'			x			x
Main	Living Room	14' x 1'			x			x
Main	Bedroom	11' x 9'			x			x
Main	Laundry	4' x 4'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 575	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath 1	Floor Main	# of Pieces 4	Ensuite? Yes	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			2				Barn:
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Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	4				Pool:
Finished Floor (Total): 575 sq. ft.	# or % of Rentals Allowed:			5				Garage Sz:
Unfinished Floor: 0	Bylaws: Pets Not Allowed, Rentals Allwd w/Restrctns			6				Grg Door Ht:
Grand Total: 575 sq. ft.	Basement: None			7				
				8				

List Broker 1: RE/MAX Crest Realty - OFC: 604-602-1111

List Desig Agt 1: Les Twarog - Phone: 604-671-7000

List Desig Agt 2:

Sell Broker 1:

Sell Sales Rep 1:

Owner: MICHAEL JOHN DOWLING

Commission: 3.22% ON THE FIRST \$100,000 AND 1.1625% ON THE BALANCE OF THE PURCHASE PRICE.

List Broker 2:

lesall@6717000.com

3:

2:

3:

Occupancy: Vacant

Appointments:

Call:

Phone:

Phone Other

Jenny Wu

778-776-7190

Realtor

Remarks:

Same owner owns next door #202 for sale. Sneak peak/open house Thursday (5:30pm - 7:30pm). Agents open on Friday (10-12pm) Open house Saturday and Sunday 2pm-4pm. Locker #44 (P3) Parking Stall LCP-SL1 (P3) NO PETS

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REA Full Realtor

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Unit 201 Vacant, can be sold with or without furniture. If sold with furniture, \$5000 extra as a package.

Pets not allowed,
Rental minimum 3 months.

The contingency reserve fund is \$681,507.03, the building own unit #204 for rental.
There is a special levy to be collected in May 2020 for exterior caulking and flashing work and a new paint job.

This building will NEVER need a rain-screen like others due to its modular concrete exterior walls and post tension cabling system - the only one of its kind in a residential building around. Built like a tank. New Gym, New boilers, New security system and New FOB for elevators system coming.

Link to building info: <https://bccondos.net/the-jetson>

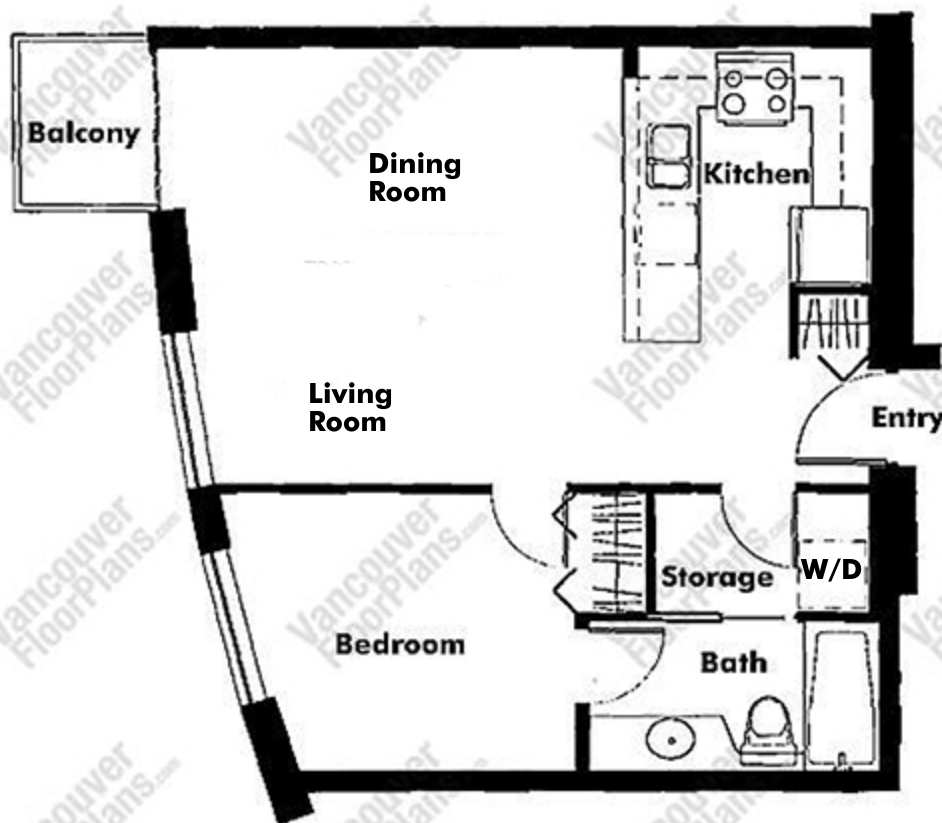




The Jetson

#201 1277 Nelson, Vancouver, BC, V6E 4M8

1 Bedroom + Balcony - 573 sq.ft.











Detailed Tax Report

Property Information

Prop Address	1277 NELSON ST UNIT# 201	Jurisdiction	CITY OF VANCOUVER
Municipality	CITY OF VANCOUVER	Neighborhood	WEST END
Area	VANCOUVER WEST	SubAreaCode	VVWWE
PropertyID	019-109-571	BoardCode	V
PostalCode	V6E 4M8		

Property Tax Information

TaxRoll Number	027606117410001	Gross Taxes	\$1,228.92
Tax Year	2019	Tax Amount Updated	07/22/2019

More PIDS

019-109-571

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
LMS1755	1		185	36				

Legal FullDescription

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Land & Building Information

Width		Depth	
Lot Size		Land Use	
Actual Use	STRATA-LOT RESIDENCE (CONDOMINIUM)		
Year Built	1995		
BCA Description	STRATA APARTMENT - HI-RISE	Zoning	RM-5B MULTIPLE FAMILY DWELLING
WaterConn			
BCADate Update	01/09/2020		

Supplementary Property Info

BedRooms	1	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
\$321,000.00	\$209,000.00	\$530,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$321,000.00	\$209,000.00	\$0.00	\$0.00	\$530,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$321,000.00	\$209,000.00	\$0.00	\$0.00	\$530,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
5/21/2013	\$367,548.00	CA3134173	IMPROVED SINGLE PROPERTY TRANSACTION
1/29/2009	\$279,900.00	CA1028782	IMPROVED SINGLE PROPERTY TRANSACTION
7/26/1996	\$59,150.00	BK235628	REJECT - NOT SUITABLE FOR SALES ANALYSIS



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





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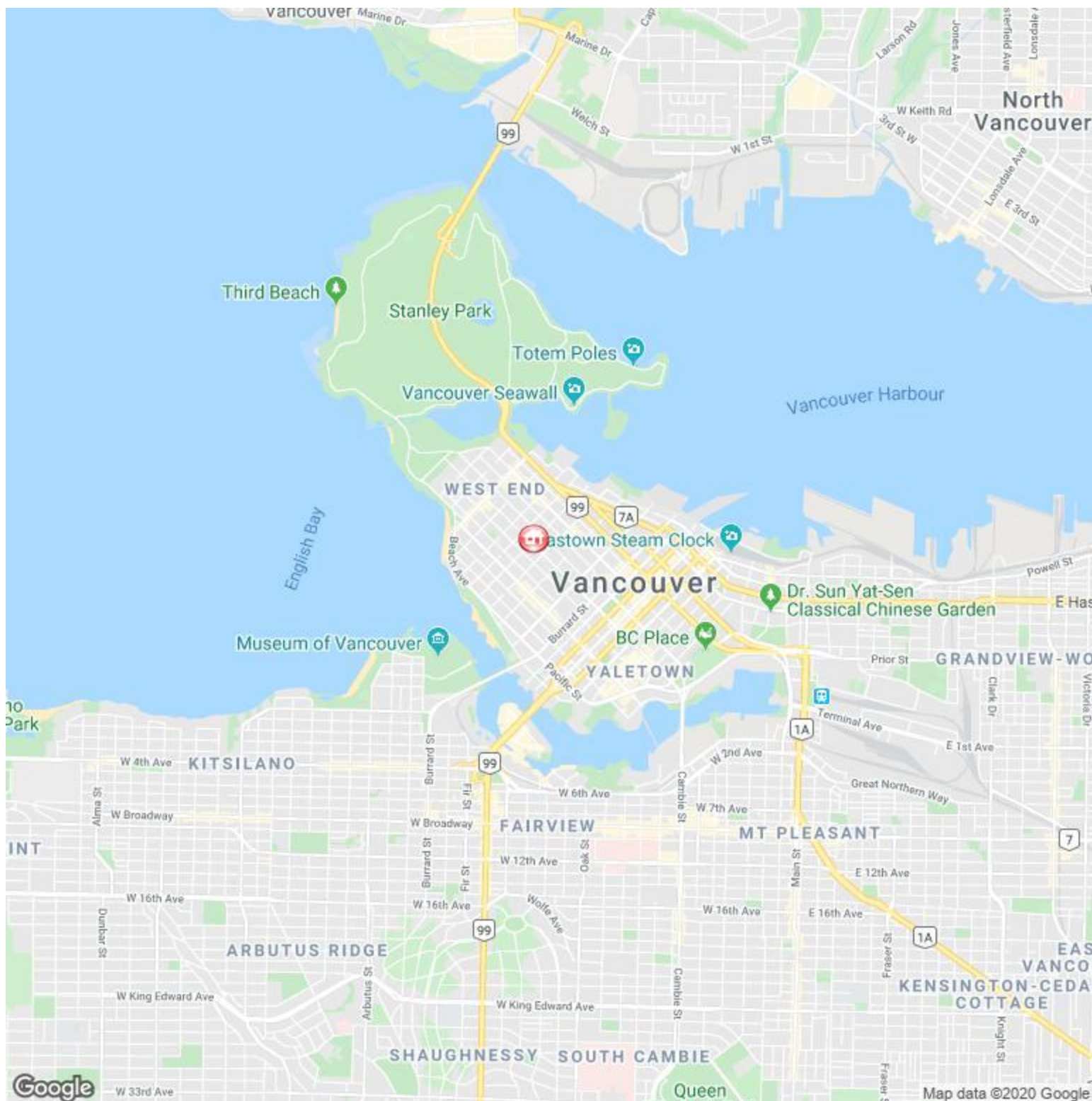
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Google

Map data ©2020 Google

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