



R2449066

Active

Apartment/Condo
Residential Attached

2408 1199 SEYMOUR STREET

Vancouver West

Downtown VW

Brava South Tower

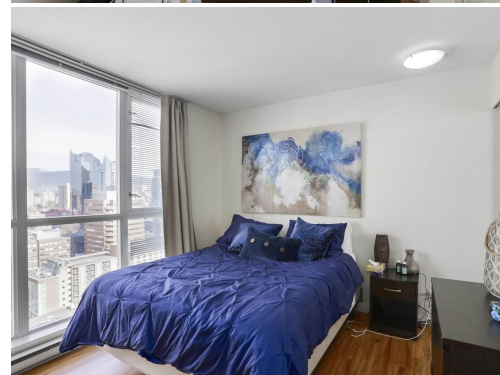
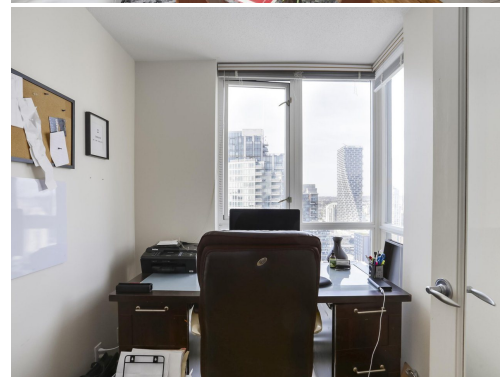
\$699,000 (LP)

(SP)

\$1,109.52 L\$/SF

S\$/SF

Sold Date:



Total Bedrooms 1
Total Baths 1
FIARTotFin 630
BB Northwest
Outdoor Area BALC
View Yes
View - Specify North West City View

Approx. Year Built 2005
Tot Units in Strata Plan 420
Mgmt. Co Name Associa
Mgmt. Co Phone# 604-591-6060
Parking Places - Total 1
Parking Places - Covered 1
Bylaw Restrictions Pets Allowed w

Days On Market 7
Occupancy Tenant
Gross Taxes \$1,975.12
Strata Maint Fee \$329.00
Locker Yes
Maint Fee Includes Caretaker

2408 – 1199 Seymour, Vancouver, V6B 1K3, Welcome to BRAVA South Tower, Developed by Amacon. Gorgeous 630 sf NW corner 1 bed unit with English Bay Views. Feat; newer HW flrs installed 2 years ago, Granite Counters, walk in closet, sunroom, storage, floor to ceiling windows, electric FP and a decent sized balcony. Rented at \$1900/mo on a month to month tenancy, Facilities; Pool table on lobby level + Gym, Steam Rm & Dry Sauna on 4th floor for this bldg + Theatre, Meeting & Party rms w/kitchen in North Tower + shared OD Pool and Hot Tub between the buildings. Building also has on site manager, 2 guest suites, 3 elevators & 24/7 Concierge/Security. Listed well below current Assessment of \$728K, Parking #290(P5) Storage #12-08 (P1). Rentals min 3 months, 2 pets Max, Reserve \$1.38M, Hot Deal!!! priced to sell

RE/MAX Crest Realty

04/10/2020 10:00 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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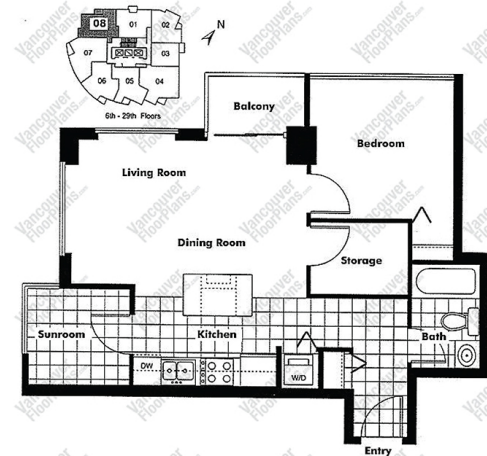
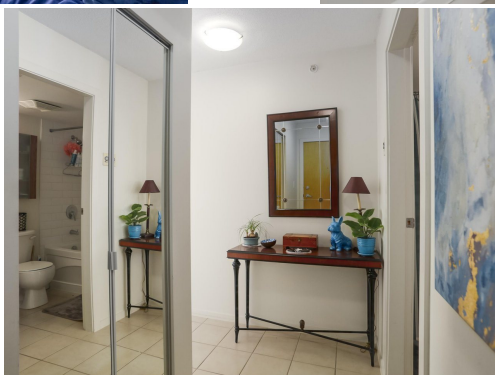
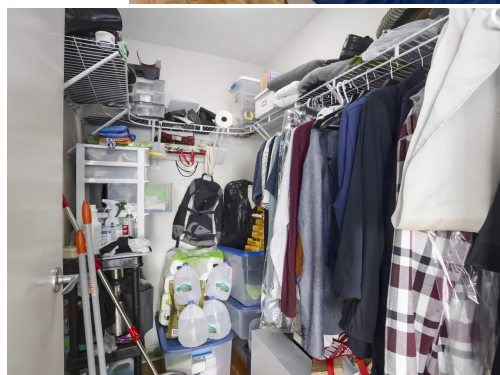
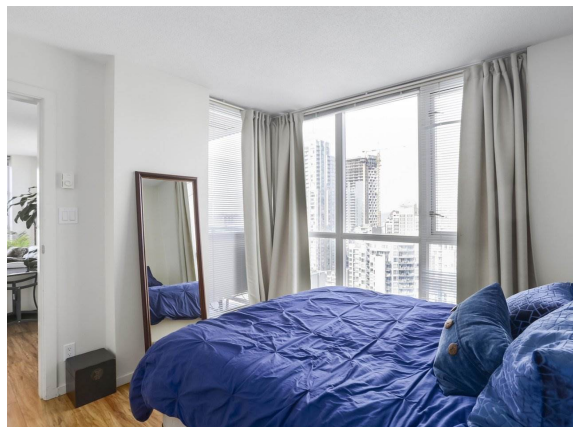
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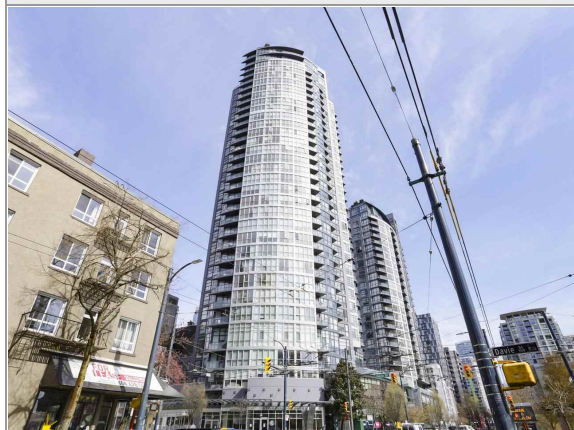
Brava South Tower
\$699,000 (LP)

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Sold Date:



Sold Date:	Frontage (feet):	Approx. Year Built: 2005
Meas. Type:	Frontage (metres):	Age: 15
Depth / Size (ft.):	Bedrooms: 1	Zoning: STRATA
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Gross Taxes: \$1,975.12
Flood Plain: No	Full Baths: 1	For Tax Year: 2019
Approval Req?: No	Half Baths: 0	Tax Inc. Utilities?: No
Exposure: Northwest	Maint. Fee: \$329.00	P.I.D.: 026-196-131
If new, GST/HST inc?:		
Mgmt. Co's Name: Associa		
Mgmt. Co's Phone: 604-591-6060		
View: Yes: North West City View		
Complex / Subdiv: Brava South Tower		
Services Connected: Community		

Style of Home: End Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Rear
Construction: Concrete	Parking: Garage; Underground		Locker: Y
Exterior: Concrete, Glass, Metal			Dist. to School Bus:
Foundation: Concrete Perimeter	Reno. Year: 2018	Dist. to Public Transit:	Total Units in Strata: 420
Rain Screen:	R.I. Plumbing:	Units in Development: 420	
Renovations: Partly	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: Electric		Fixtures Leased: :	
Outdoor Area: Balcony(s)		Fixtures Rmvd: :	
Type of Roof: Tar & Gravel		Floor Finish: Hardwood	

Maint Fee Inc: Caretaker	STRATA LOT 168, PLAN BCS1172, DISTRICT LOT 541, GROUP 1, 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 OR V, AS
Legal:	
Amenities: Bike Room, Club House, Elevator, Exercise Centre, Pool; Outdoor, Storage	

Site Influences: Central Location, Gated Complex, Marina Nearby, Recreation Nearby, Shopping Nearby
Features: ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Smoke Alarm, Sprinkler - Fire

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 11'			x			x
Main	Kitchen	10' x 9'			x			x
Main	Master Bedroom	10' x 10'			x			x
Main	Storage	7' x 5'			x			x
Main	Den	9' x 9'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 630	# 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	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 630 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 630 sq. ft.				7				
				8				

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

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Detailed Tax Report

Property Information			
Prop Address	1199 SEYMOUR ST UNIT# 2408	Jurisdiction	CITY OF VANCOUVER
Municipality	CITY OF VANCOUVER	Neighborhood	DOWNTOWN SOUTH
Area	VANCOUVER WEST	SubAreaCode	VVWDT
PropertyID	026-196-131	BoardCode	V
PostalCode	V6B 1K3		

Property Tax Information			
TaxRoll Number	029134608970168	Gross Taxes	\$1,975.12
Tax Year	2019	Tax Amount Updated	07/22/2019
More PIDS			
026-196-131			
More PIDS2			

Legal Information								
PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
BCS1172	168		541	36				
Legal FullDescription								
STRATA LOT 168, PLAN BCS1172, DISTRICT LOT 541, GROUP 1, 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 OR V, AS APPROPRIATE								

Land & Building Information			
Width		Depth	
Lot Size		Land Use	
Actual Use	STRATA-LOT RESIDENCE (CONDOMINIUM)		
Year Built	2005		
BCA Description	STRATA APARTMENT - HI-RISE	Zoning	DD COMPREHENSIVE DEVELOPMENT
WaterConn			
BCADData 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
\$544,000.00	\$184,000.00	\$728,000.00

Municipal Taxable Totals				
Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$544,000.00	\$184,000.00	\$0.00	\$0.00	\$728,000.00

School Taxable Totals				
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$544,000.00	\$184,000.00	\$0.00	\$0.00	\$728,000.00

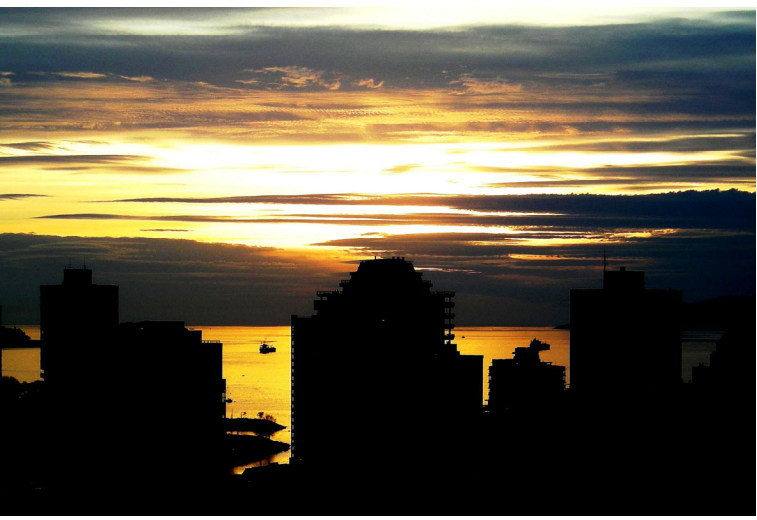
Sales History Information			
Sale Date	Sale Price	Document Num	SaleTransaction Type
3/7/2005	\$224,900.00	BX312722	IMPROVED SINGLE PROPERTY TRANSACTION
2/18/2005	\$0.00	BX412903	REJECT - NOT SUITABLE FOR SALES ANALYSIS













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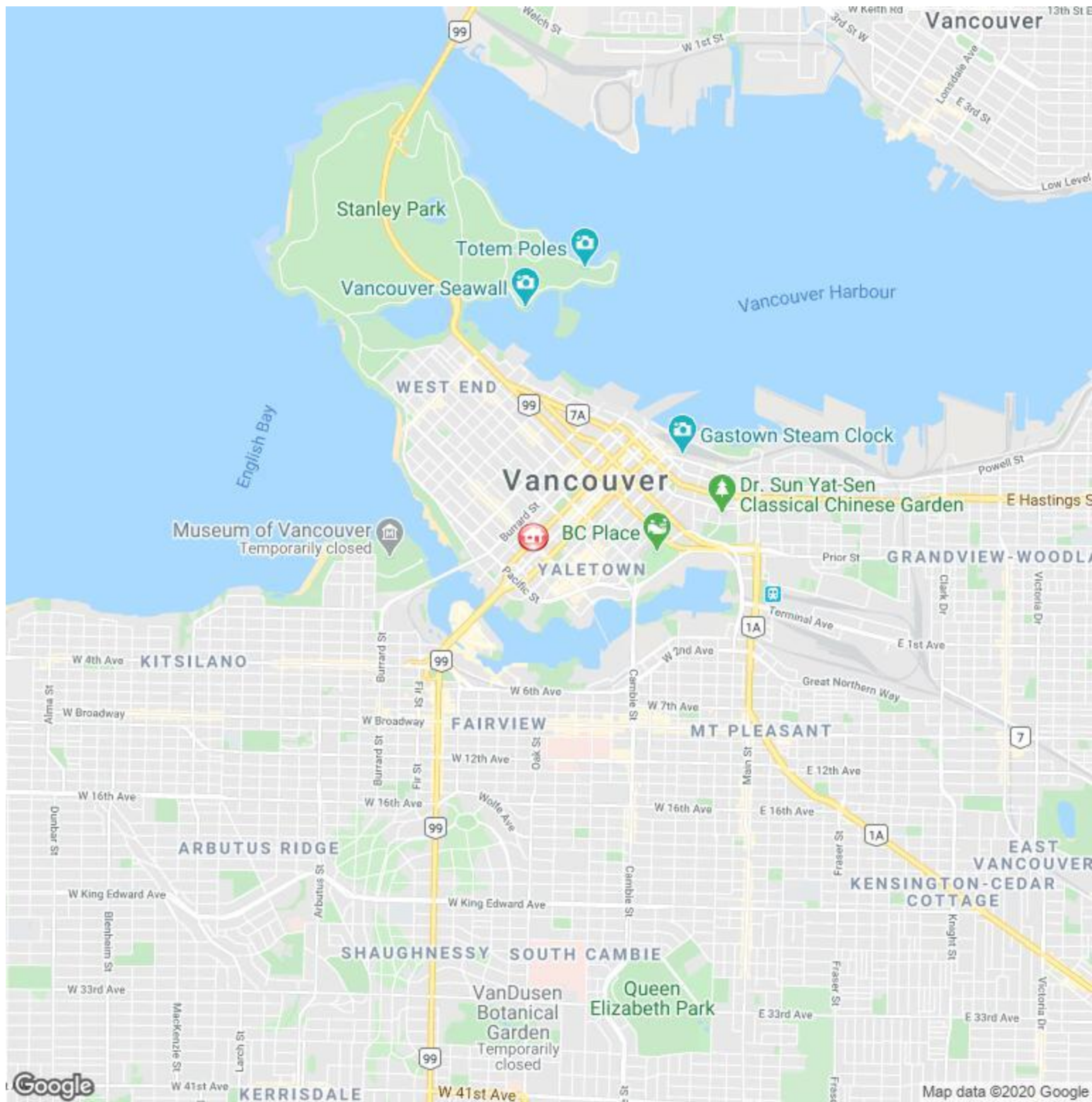
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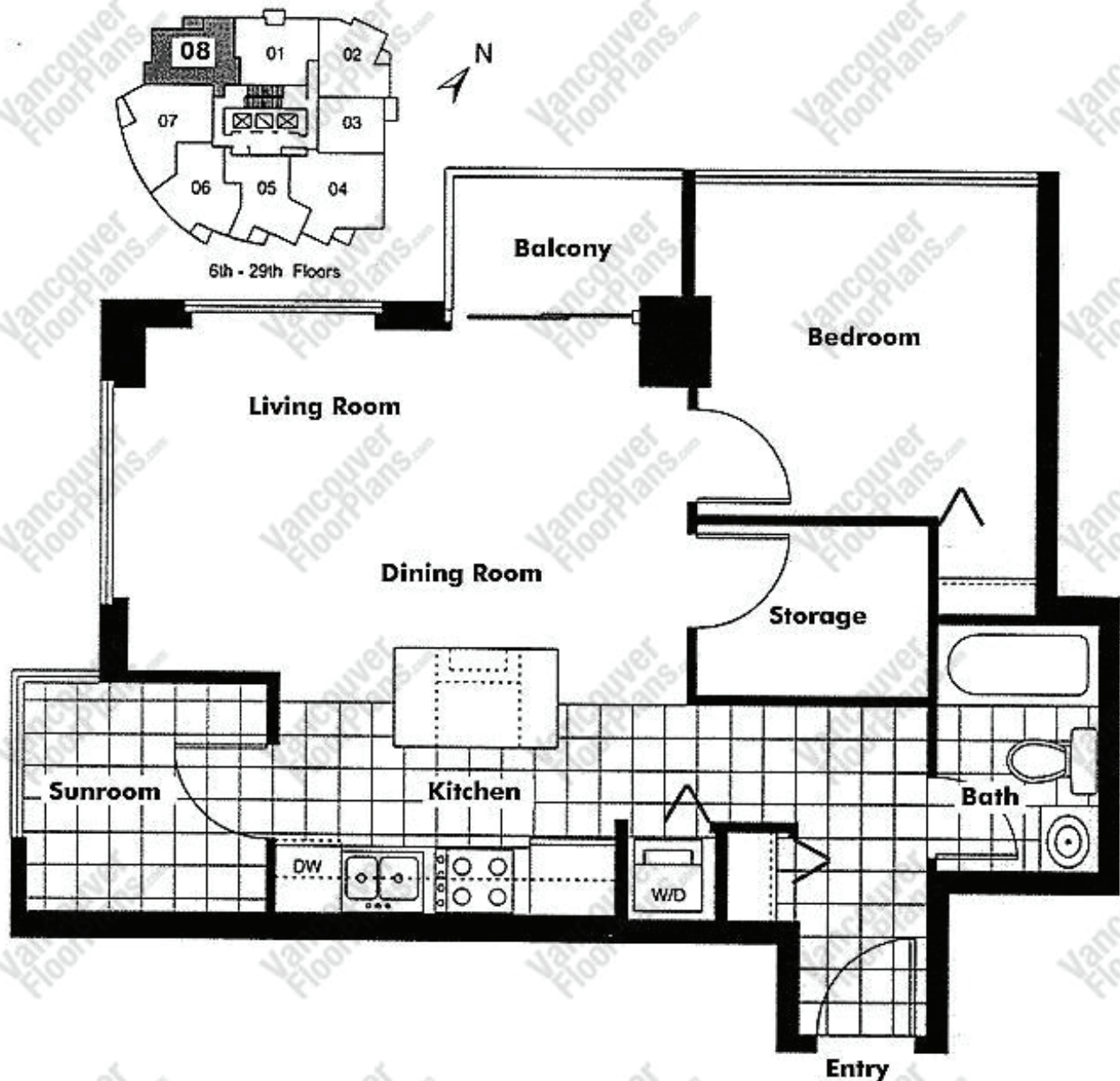
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1 Bedroom + Balcony - 630 sq.ft.



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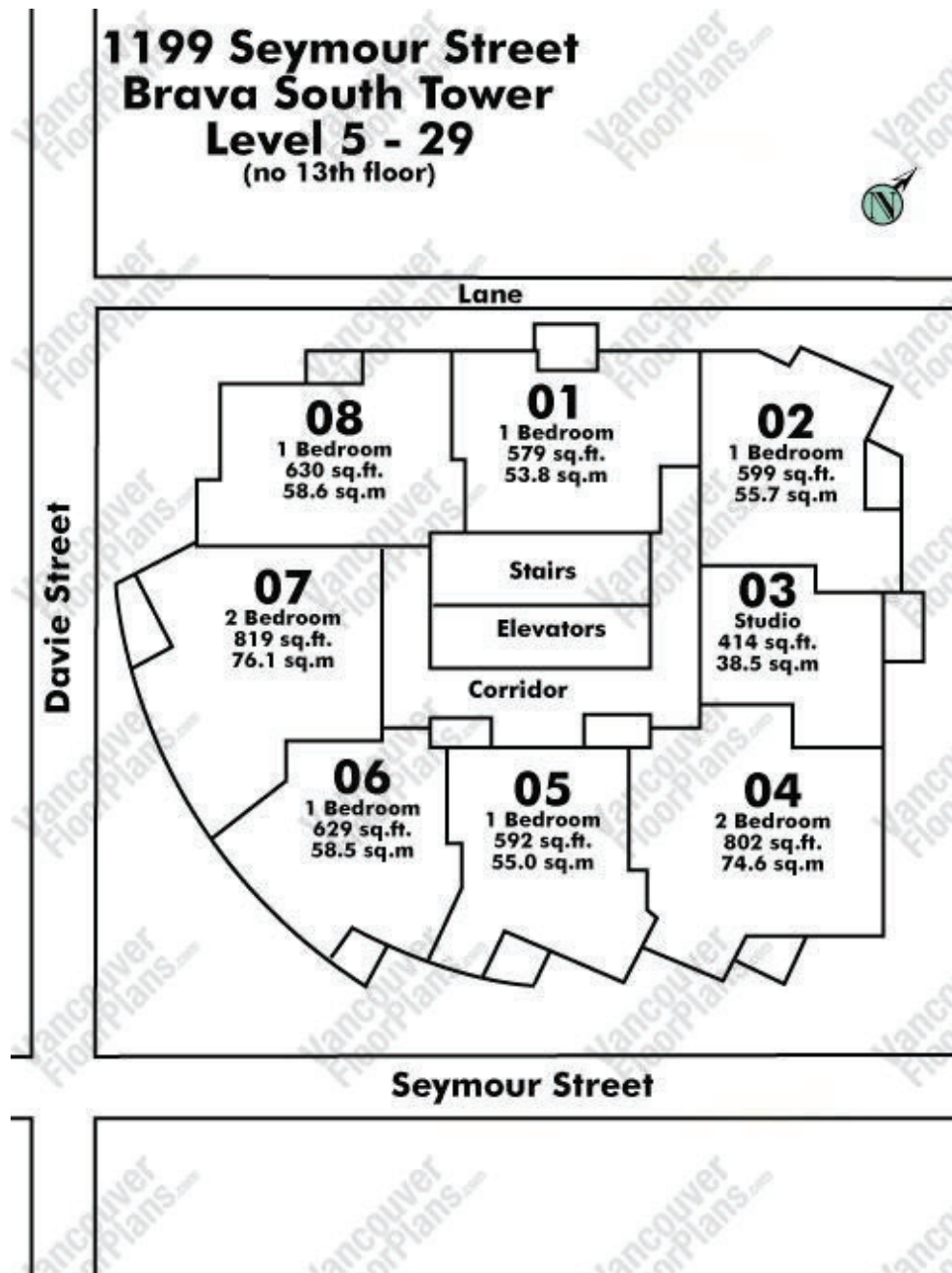
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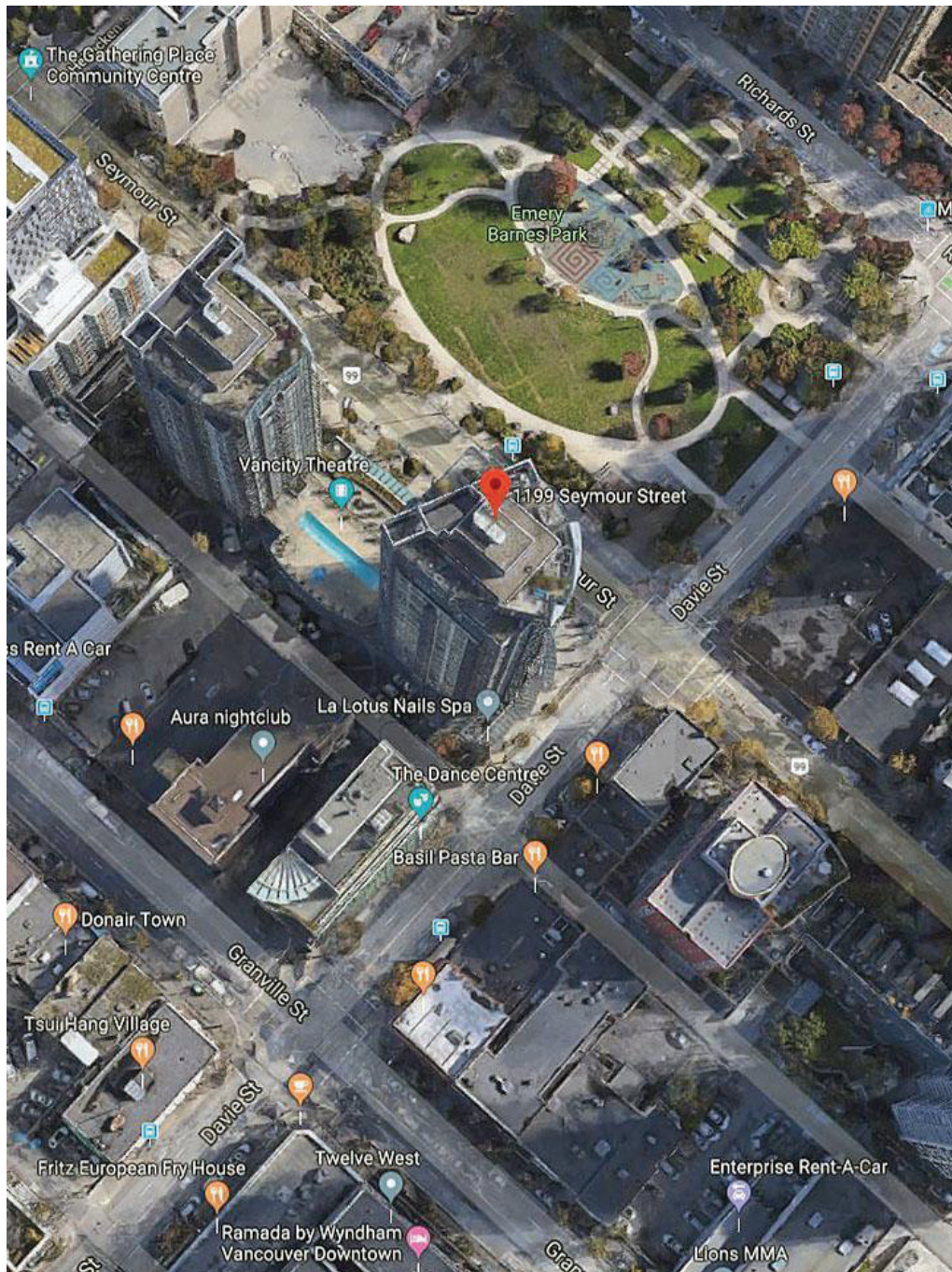
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