

R2520582

Active
Apartment/Condo
Residential Attached

503 1133 HORNBY STREET

Vancouver West
Downtown VW
Addition

\$529,000 (LP)

(SP)

\$1,075.20 L\$/SF

S\$/SF

Sold Date:



Total Bedrooms 1
Total Baths 1
FIATotFin 492
Outdoor Area NONE
View No
View - Specify

Approx. Year Built 2017
Tot Units in Strata Plan 164
Mgmt. Co Name Dwell Property Management
Mgmt. Co Phone# 604-248-4076
Parking Places - Total
Parking Places - Covered

Days On Market 1
Occupancy Vacant
Gross Taxes \$1,342.89
Strata Maint Fee \$218.00
Locker No
Maint Fee Includes Caretaker, Garbage Pickup, Gardening, Hot Water,

503 – 1133 Hornby Street, Vancouver, V6Z 1W1. "The Addition" 492 SF east facing, 1 BD 1 BA. Feat: bright & modern design high-end appliances, built in central cooling & heating system with advanced metering tech that is energy efficient and environmentally friendly, floor to ceiling windows, many new security features & excellent finishes. Recently renovated w/laminate floors & fresh paint. Amenities incl a lounge w/ billiards table, fully equipped fitness centre on lobby level, & BBQ patio garden area w/ seating on 2nd flr. In the heart of downtown, this unit is close to numerous high-end restaurants, shops, grocery stores, & entertainment. Unit comes w/bike locker #26 but no parking but option to rent at \$100/mo or buy at \$65K/stall. Available for immediate occupancy. Pets and rentals OK

RE/MAX Crest Realty

11/28/2020 03:47 PM

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"

Les Twarog & Sonja Pedersen
 VANCOUVER WESTSIDE & DOWNTOWN SPECIALISTS
 604.671.7000 www.6717000.com
 LT6046717000 les@6717000.com

RE/MAX COLLECTION

R2520582

Active
 Apartment/Condo
 Residential Attached

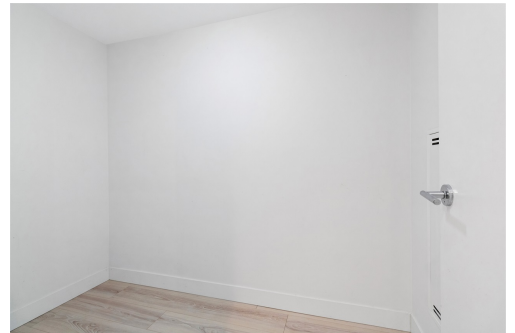
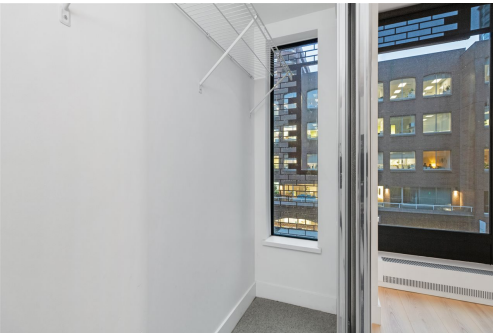
503 1133 HORNBY STREET

Vancouver West
 Downtown VW
Addition

\$529,000 (LP)

(SP)
\$1,075.20 L\$/SF
 S\$/SF

Sold Date:



THIS IS A SMOKE FREE ENVIRONMENT
- NO SMOKING -
 SMOKING IS PROHIBITED WITHIN SIX METRES OF OPENINGS INTO THIS BUILDING INCLUDING DOORS & WINDOWS THAT OPEN & ANY AIR INTAKE.
*City of Vancouver Health By-Law

TRIBUTE TO DUCHAMP
 A MURAL BY ARCHITECT RICHARD HENRIQUEZ OF HENRIQUEZ PARTNERS ARCHITECTS. THIS WORK WAS INSPIRED BY MARCEL DUCHAMP'S "NUDE DESCENDING STAIRCASE NO 2" (1912).

KENSTONE PROPERTIES



R2520582

Active

Apartment/Condo
Residential Attached

503 1133 HORNBY STREET

Vancouver West
Downtown VW
Addition

\$529,000 (LP)

(SP)

\$1,075.20 L\$/SF

S\$/SF

Sold Date:



Sold Date: Frontage (feet): Approx. Year Built: **2017**
 Meas. Type: Frontage (metres): Age: **3**
 Depth / Size (ft.): Bedrooms: **1** Zoning: **DD**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Gross Taxes: **\$1,342.89**
 Flood Plain: **No** Full Baths: **1** For Tax Year: **2020**
 Approval Req?: **No** Half Baths: **0** Tax Inc. Utilities?: **No**
 Exposure: Maint. Fee: **\$218.00** P.I.D.: **030-346-860**
 If new, GST/HST inc?:
 Mgmt. Co's Name: **Dwell Property Management**
 Mgmt. Co's Phone: **604-248-4076**
 View: **No :**
 Complex / Subdiv: **Addition**
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**

Style of Home: 1 Storey	Total Parking: Covered Parking: Parking Access: Front
Construction: Concrete	Parking: Garage; Underground
Exterior: Brick, Concrete, Glass	Locker: N
Foundation: Concrete Slab	Dist. to School Bus:
Rain Screen: Full	Total Units in Strata: 164
Renovations:	Dist. to Public Transit:
Water Supply: City/Municipal	Units in Development: 164
Fireplace Fuel:	Title to Land: Freehold Strata
Fuel/Heating: Baseboard, Geothermal, Heat Pump	Seller's Interest: Registered Owner
Outdoor Area: None	Property Disc.: Yes
Type of Roof: Other	Fixtures Leased: :
	Fixtures Rmvd: :
	Floor Finish:

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Sewer, Snow removal**
 Legal: **STRATA LOT 26, PLAN EPS4634, 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 V**

Amenities: **Air Cond./Central, Bike Room, Elevator, Exercise Centre, Garden, In Suite Laundry**

Site Influences: **Central Location, Marina Nearby, Paved Road, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 10'			x			x
Main	Master Bedroom	10'4 x 9'2			x			x
Main	Living Room	12' x 9'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 492	# of Rooms: 3	# 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): 492 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed, Rentals Allowed			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 492 sq. ft.	Basement: None			7				
				8				

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

503 – 1133 Hornby Street, Vancouver, V6Z 1W1. "The Addition" 492 SF east facing, 1 BD 1 BA. Feat: bright & modern design high-end appliances, built in central cooling & heating system with advanced metering tech that is energy efficient and environmentally friendly, floor to ceiling windows, many new security features & excellent finishes. Recently renovated w/ laminate floors & fresh paint. Amenities incl a lounge w/ billiards table, fully equipped fitness centre on lobby level, & BBQ patio garden area w/ seating on 2nd flr. In the heart of downtown, this unit is close to numerous high-end restaurants, shops, grocery stores, & entertainment. Unit comes w/ bike locker #26 but no parking but option to rent at \$100/mo or buy at \$65K/stall. Available for immediate occupancy. Pets and rentals OK



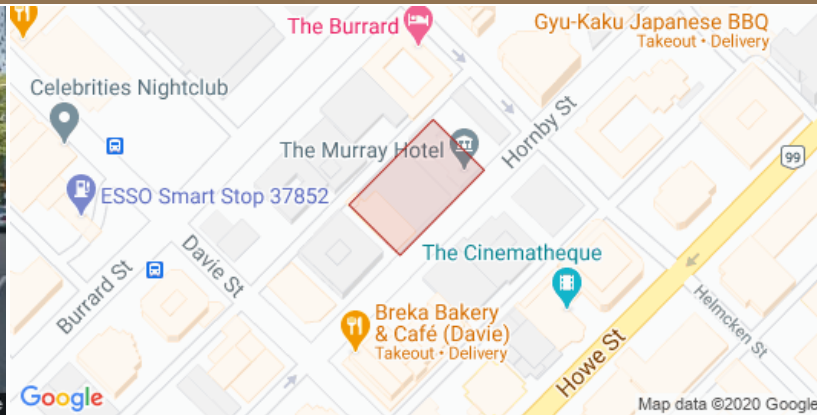
LES TWAROG
VANCOUVER WESTSIDE & DOWNTOWN SPECIALIST



604.671.7000



LES@6717000.COM



503-1133 HORNBY ST Vancouver BC V6Z 1W1

PID	030-346-860	Legal Description	STRATA LOT 26, PLAN EPS4634, 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 V				
Zoning	DD, Downtown District	Community Plans(s)	Downtown, Protecting Vancouver's Views, not in ALR				
Registered Owner	-						
Floor Area	492 Sq Ft	Max Elevation	35.70 m	Year Built	2017	Transit Score	100 / Rider's Paradise
Lot Size	-	Min Elevation	34.00 m	Bedrooms	-	WalkScore	98 / Walker's Paradise
Dimensions	-	Annual Taxes	\$1,342.89	Bathrooms	1	Structure	STRATA-LOT RESIDENCE (CONDOMINIUM)

MLS HISTORY

MLS history not available

APPRECIATION

	Date	(\$)	% Change
Assessment	2020	\$459,000	40.84 %
Sales History	15/02/2018	\$325,900	

ASSESSMENT

	2019	2020	% Change
Building	\$176,000	\$175,000	
Land	\$336,000	\$284,000	-15.48 %
Total	\$512,000	\$459,000	-10.35 %

SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Lord Strathcona	King George
2017-18 F.I. Rating	n/a	5.7
2017-18 F.I. Rank	n/a	150/251
Special Notes	Early French Immersion	IB Program (MYP); City School; King George Technology Immersion 8 - 9

DEVELOPMENT APPLICATIONS

No records found for this parcel

Features

ADDITION

- Architecture by Henriquez Partners Architects
- Contemporary brick and concrete façade, accented with perforated steel screens and C-shaped concrete fins, framing the elevated exteriors of 3 townhomes
- Original 24' x 22' art mural, featuring a floating stair sculpture with integrated bench seating by Richard Henriquez
- 25 foot-high structural glass lobby entry with exterior wood soffits that extend indoors and cascade down to form a feature wall
- Sculptural living green screen in the courtyard, spanning 45' and rising 3 storeys

LIVING

- Refined interiors by Kodu Design
- Brushed ash laminate flooring with thermo-acoustic underlay
- 100% wool, 30 oz loop carpet in most bedrooms
- Enclosed balconies with 12" x 24" textured porcelain tile and double-glazed sliding doors
- Grey Charcoal window mullions and matching roller shades with no fascia panels
- Ultra efficient washer and dryer by Blomberg
- Custom bedroom partition in select homes by Friul Intagli, featuring:
 - Concealed cable chase for media

- Full-height, white lacquered doors in a soft-touch, matte finish
- Top track pocket sliding with soft-close
- Integrated stainless steel finger pulls
- Custom bedroom closet with integrated headboard in select homes by Friul Intagli, featuring:
 - Full-height, white lacquered doors in a soft-touch, matte finish
 - Internal pullout pant rack and enclosed drawer storage
 - Inset bedside shelving with USB outlet and recessed LED spotlights
 - Over headboard linen storage and full-length LED strip light
- Soft-closing doors with recessed finger pulls

KITCHEN

- Custom cabinetry by Friul Intagli in 2 Addition schemes, featuring:
 - White lacquered doors in a soft-touch, matte finish
 - Surround panels with recessed finger pulls and soft-close hinges
 - Pullout drawer sets with push button access
 - Integrated pullout waste and recycling bin with flip top
 - Under-cabinet and flush-mounted LED strip light
 - Under-mounted steel cover to fully conceal hood vent
 - Removable kick plates for easy cleaning
 - Integrated laundry cabinet with clothes rail

- and adjustable internal shelving in select homes
- 6mm stainless steel counter in a textured chrome finish
- Seamlessly integrated 19" weld-on sink by Vittinox
- Wall-mounted kitchen faucet with swivel spout by Zuchetti
- Stainless steel backsplash to cooktop in a Scotchbrite finish
- High-performance stainless steel appliance package:
 - Liebherr 24" integrated refrigerator with bottom-mount freezer
 - Porter & Charles 4-burner electric cooktop
 - Porter & Charles convection oven
 - Porter & Charles integrated dishwasher
 - Broan integrated hood vent
 - Panasonic microwave and trim kit in select homes
 - Liebherr 24" bar fridge with glass door in select homes

BATH

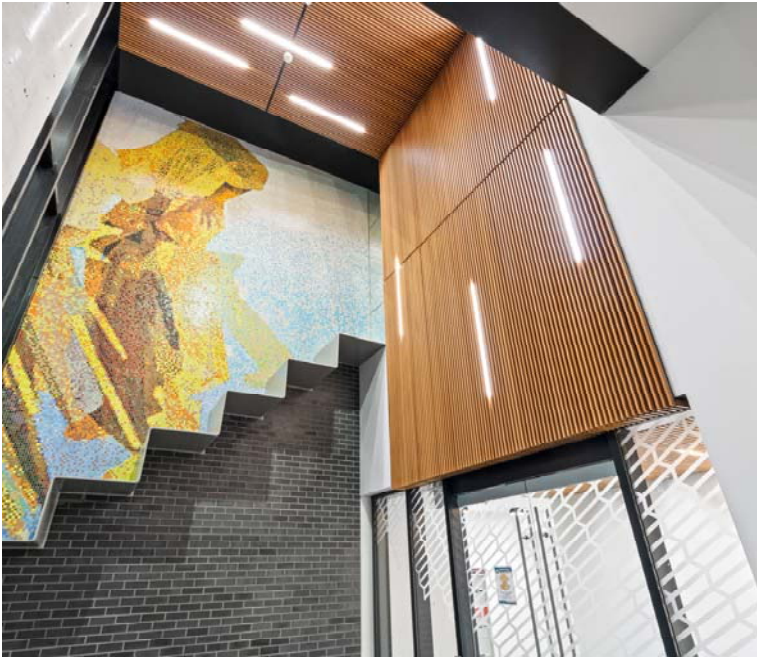
- Custom wall-mounted vanities by Friul Intagli, featuring:
 - Acrylic resin sink basin with integrated toiletry holder
 - White lacquered cabinetry in a high-gloss finish
 - Soft-closing drawers with integrated door pulls
 - 6mm aluminum-framed vanity mirror with

- top-mounted LED light
- 12" x 24" Brilliant White glossy wall tile and tub surround
- 12" x 24" Seashell textured porcelain tile flooring
- Polished chrome faucets and fixtures throughout
- Low-flow dual flush toilet with soft-closing seats
- Bathtub with inclined backrest

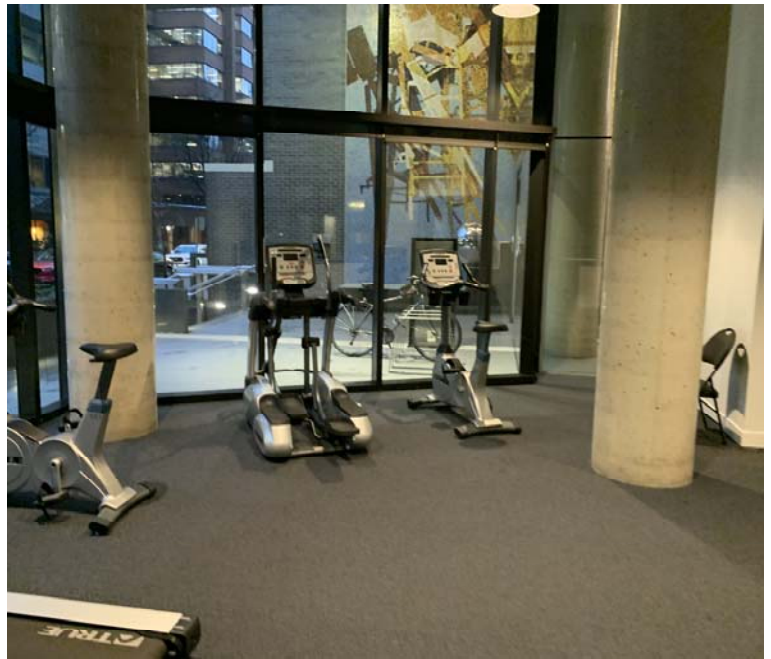
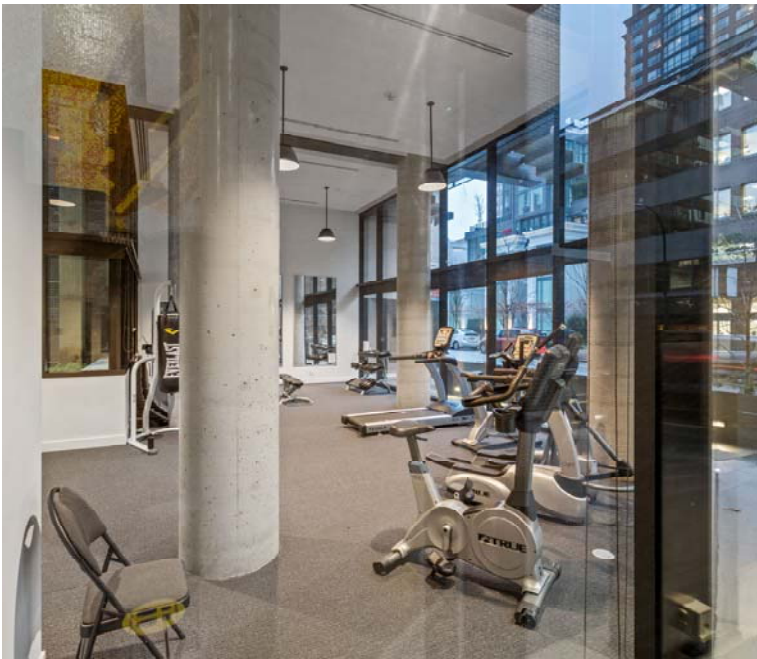
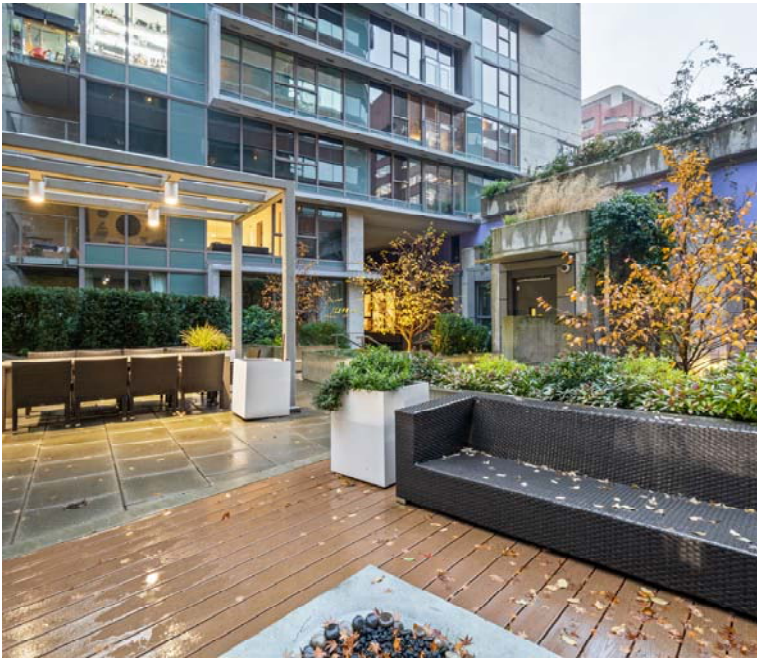
CONVENIENCE

- Clima Canal forced-air heating, cooling, and ventilation system with removable, brushed aluminum grills, and custom powder-coated galvanized steel casing without rivets
- Smartforme building energy management with advanced in-suite metering technology and occupancy-detecting thermostats
- Heat Recovery Ventilation for continuous fresh and comfortable air circulation
- Amenity lounge with courtyard patio for meeting, entertaining, and relaxing
- Double-height, fully-equipped fitness room, overlooking the courtyard
- Shaded outdoor BBQ patio with outdoor seating, fireplace, garden plots, and children's play area
- Key Fob access, interphones, cameras at key entry points, and elevators with restricted floor access
- Secured underground bicycle storage and optional storage lockers
- 2-5-10-year Travelers Home Warranty











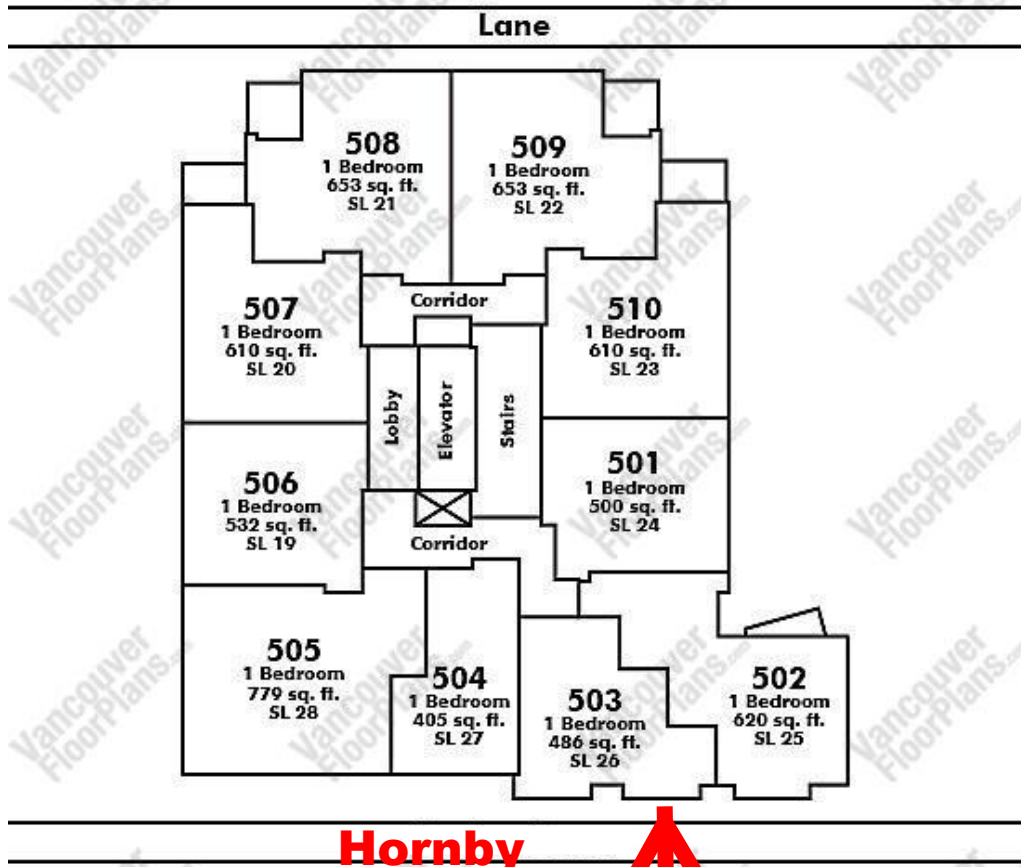


Addition

1133 Hornby Street, Vancouver, BC, V6Z 1W1

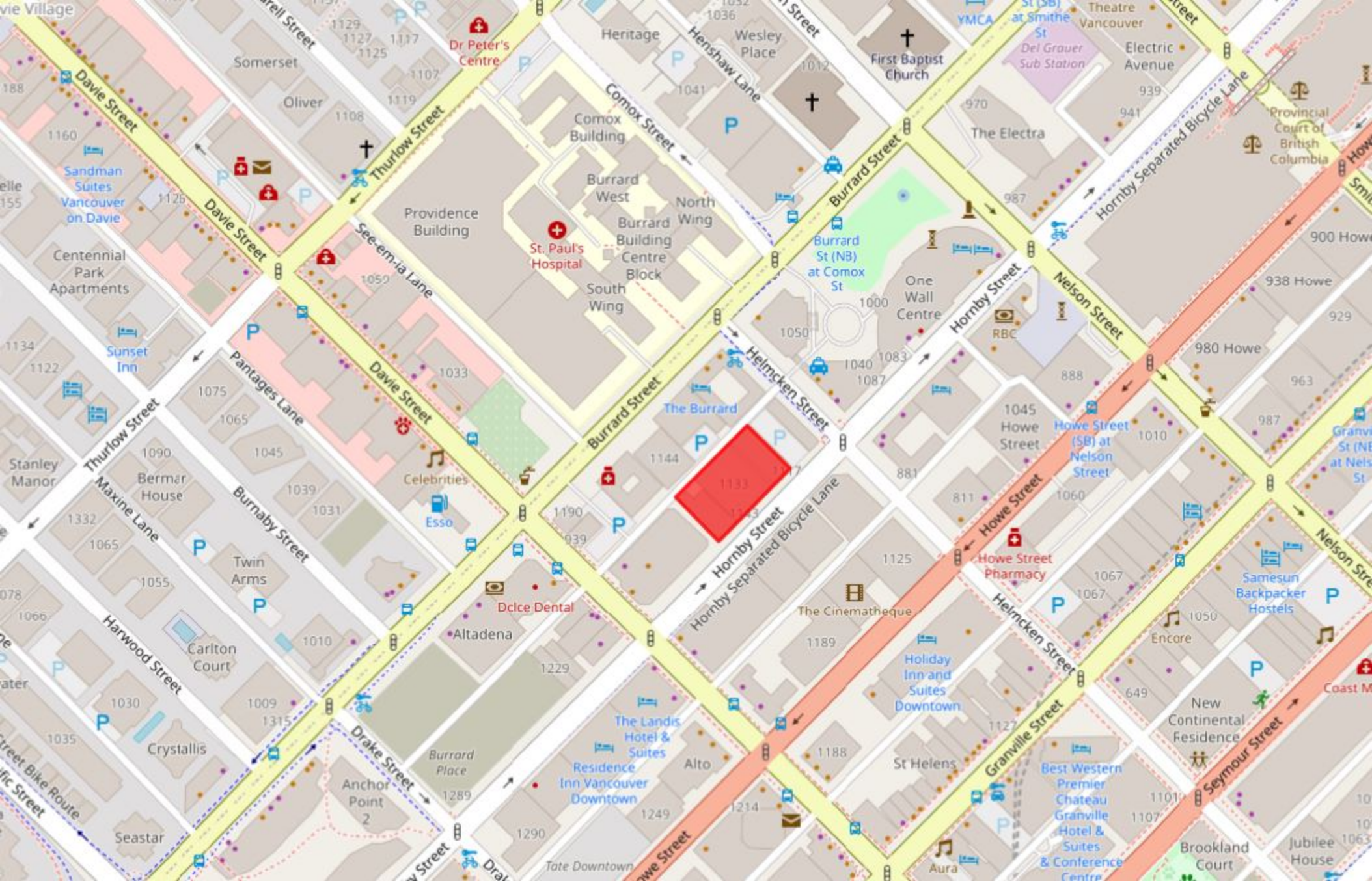


Addition 1133 Hornby Street 5th Floor



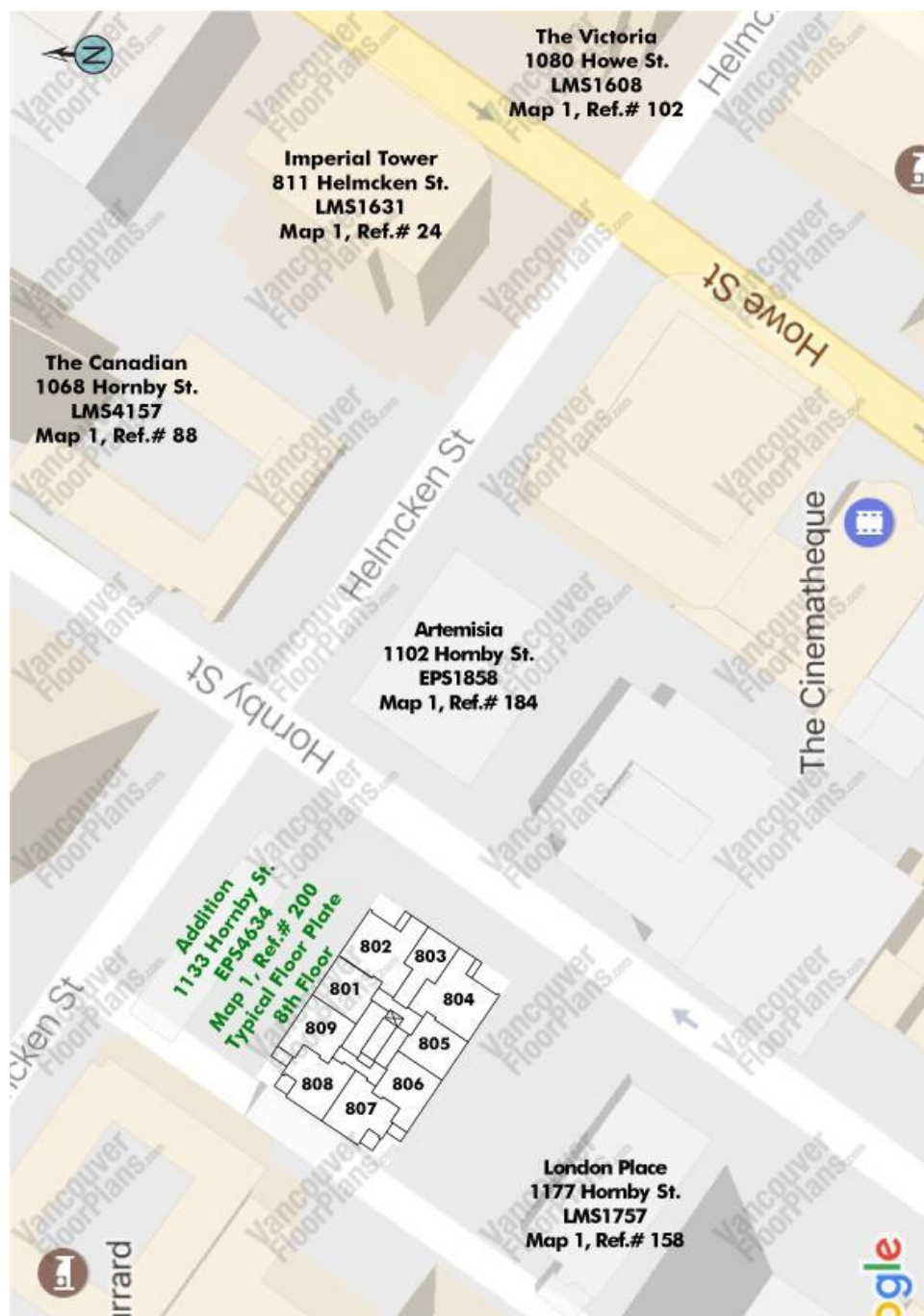
Copyright 2000 - 2020
vancouverfloorplans.com

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.



Addition

1133 Hornby Street, Vancouver, BC, V6Z 1W1



Copyright 2000 - 2020
vancouverfloorplans.com

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.



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：Jenny Wu 778.776.7190



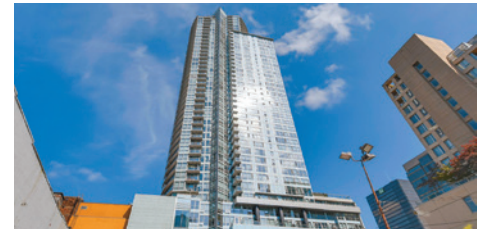
LUXURY WHITE ROCK HOUSE
 1166 Keil Crescent \$1,999,000

Very high-quality European built, totaling 4951 sf with 5 beds and 8 baths and partial ocean views. Large kitchen with high end appliances and custom cabinetry. Legal suite with separate entrance.



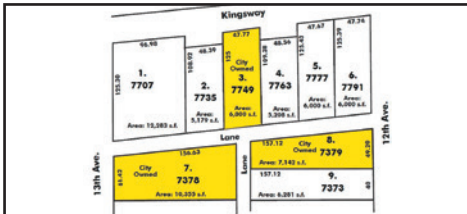
SOUTHLANDS 4200 SF 3 LEVEL TH
 7353 Yew Street \$3,999,000

Yewbrook Place, 1st time on the market overlooking the 18th fairway of the Marine Drive Golf Course. 4200 sf. 4 bed, 4 bath, large Principle rooms with a large 500 sf attached garage, Shows beautifully. Go to website for video.



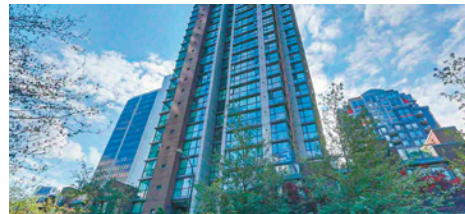
CAPITOL RESIDENCES – SEYMOUR AND ROBSON
 2705 – 833 Seymour \$769,000

733 sf 1 bed + flex + den penthouse style condo facing SE in the heart of the Entertainment District. Currently rented at \$2K/mo, great building with 4 elevators, elegant lobby.



BURNABY DEVELOPMENT SITE
 7763 – 7777 Kingsway \$4,500,000

2 lots - 11,288 sf - Part of a land assembly totaling 62,799 sf The premises are rectangular in shape with over 96 feet of frontage on Kingsway. Current FSR is "one" as a rental bldg, it can be 3.1 FAR.



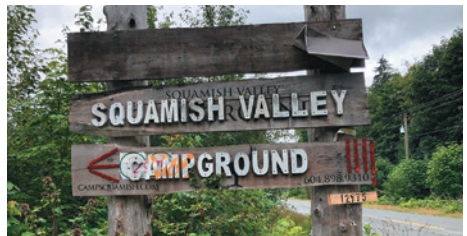
"THE CANADIAN" DOWNTOWN
 3106 – 1068 Hornby \$869,000

This 764 s/f - 1 bed/1 bath condo facing southwest with city and English Bay views is located in the heart of Downtown. Steps from transit, shopping centres, restaurants, and much more! Rented at \$2500/month.



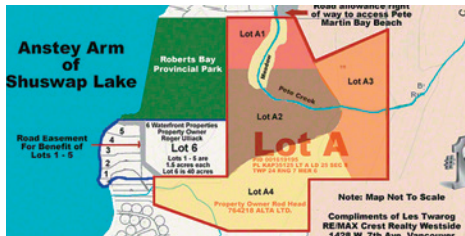
THE DISTRICT – 12TH AND KINGSWAY
 302 – 251 E 7th \$639,000

The District, Mount Pleasant, 634 sf 1 bed + den condo featuring well equipped kitchen with ceasar stone counters, premium stainless appliances, large west facing balcony and great facilities incl 2 roof top decks.



195 ACRES - CAMPGROUND
 12975 SQUAMISH VALLEY RD. \$7.9M

"Squamish Valley Campground" + RV Park. 195 acres of treed flat land in Upper Squamish. Property is quiet & peaceful with a sandy beach section, 200 campsites, 5 cabins, maintenance shop, several outbuildings and sheds, Seller willing to give Buyer a \$5M VTB Mtg.



WATERFRONT LOTS FOR SALE
 Anstey Arm Lots 1 – 6 \$600K EACH

Five Waterfront Lots + a 6th Lot located behind that is on 33 Acres all being sold individually by same owner (Six PID's) – FIRST TIME ON THE MARKET. Rare opportunity to live on spectacular Anstey Arm at an affordable price.



COQUITLAM WEST DEVELOPMENT SITE 10+ HOUSES
 700 BLK QUADLING & 700 BLK ALDERSON

Coquitlam West Multi-Storey Medium Density Development Site – Zoned RM3 with a 2.35 FAR. Site has 10+ homes assembled, call us for feature sheet or go to www.quadling.ca