



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



R2530028

Active

Apartment/Condo
Residential Attached

2101 1850 COMOX STREET

Vancouver West
West End VW
El Cid

\$415,000 (LP)
(SP)

\$842.51 L\$/SF
S\$/SF

Sold Date:



Total Bedrooms 1
Total Baths 1
FIARTotFin 534
Outdoor Area BALC
View Yes
View - Specify city and water

Approx. Year Built 1968
Tot Units in Strata Plan
Mgmt. Co Name Sheridan Investments
Mgmt. Co Phone# 604-684-1743
Parking Places - Total 1
Parking Places - Covered 0

Days On Market 3
Occupancy Vacant
Gross Taxes \$239,204.00
Strata Maint Fee \$398.00
Locker Yes
Maint Fee Includes Caretaker, Electricity, Garbage Pickup, Gardening, Heat, Hot

2101-1850 Comox, V6G 1X3 The "El Cid" 534 sf Leasehold Pre Paid Non Strata - Fabulous executive style 1 bed with magnificent city & some water views. Beautifully updated w/open kitchen/living, S/S appl, granite counters & custom built-ins. Sought after location west of Denman. Amen incl, heated ID Pool on lobby lev, 360 degree views from 27th flr indoor/outdoor rooftop lounge. Bldg has 3 elevators, gorgeous grounds, 196 suites (176 park stalls) on-site caretaker and has had \$6M of extensive renos to the exterior and lobby. This suite has one parking stall #64 (P1) & 1 store locker #10 (Lobby) Suite Ring Code #024. Maintenance fees of \$398 include taxes, heat & hot water. Bike room & laundry rm in basement. Prepaid lease to 2073 Amenities Closed due to Covid-19, 35% down needed to purchase

RE/MAX Crest Realty

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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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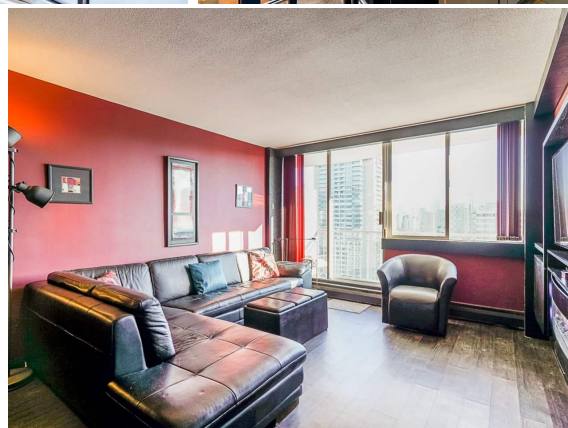
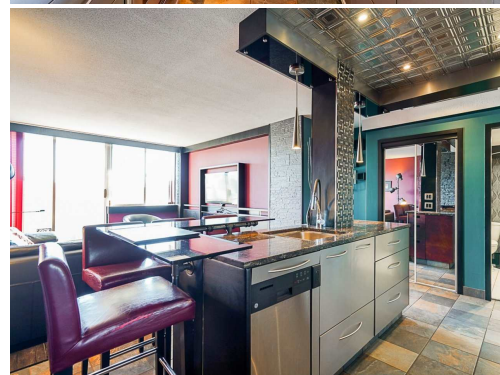
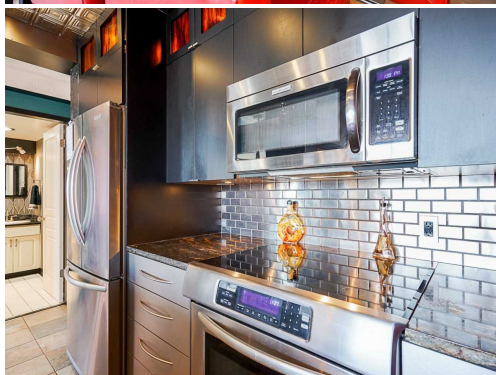
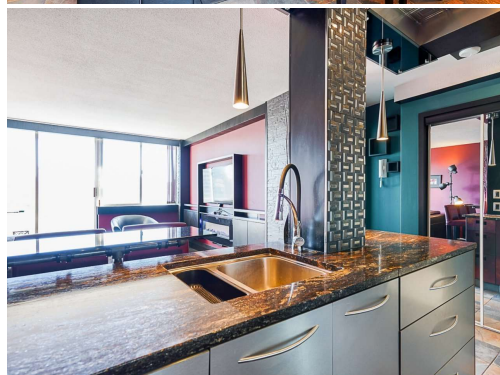
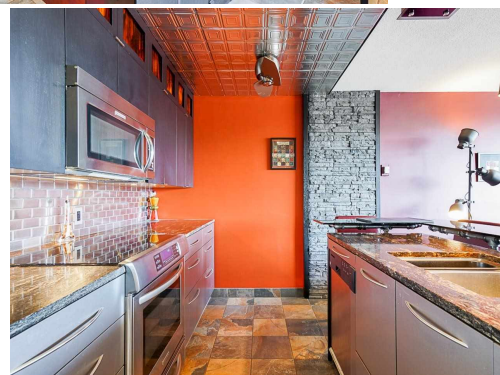
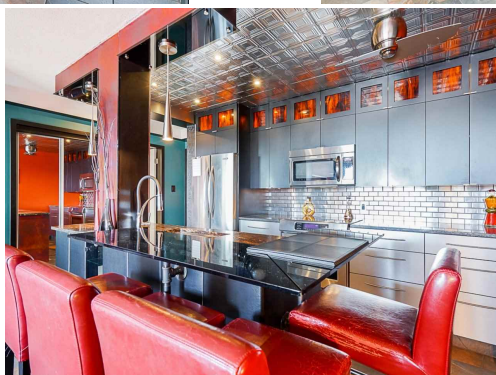
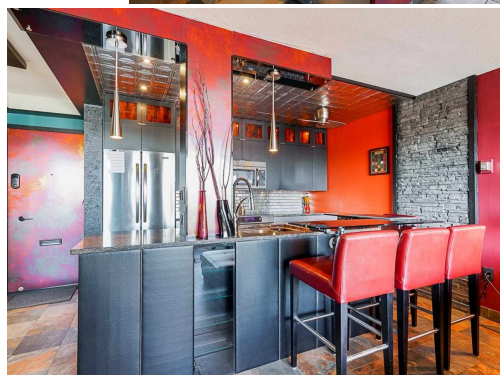
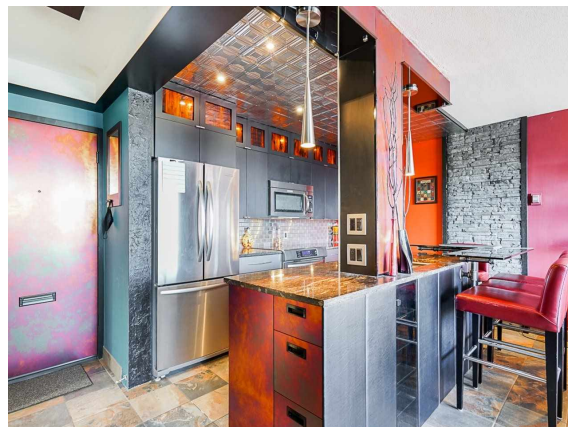
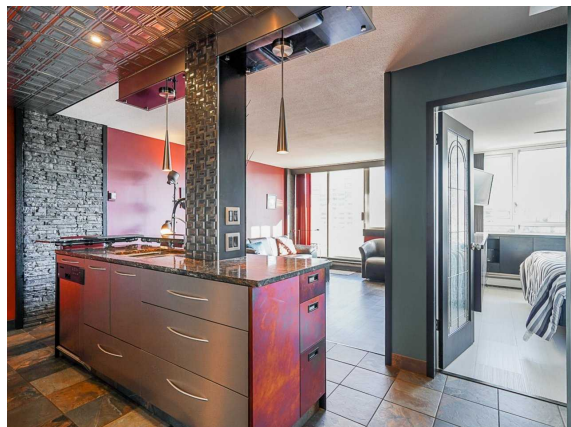
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Sold Date:	Frontage (feet):	Approx. Year Built: 1968
Meas. Type:	Frontage (metres):	Age: 53
Depth / Size (ft.):	Bedrooms: 1	Zoning: RM-5B
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Gross Taxes: \$239,204.0
Flood Plain:	Full Baths: 1	For Tax Year: 2020
Approval Req?: No	Half Baths: 0	Tax Inc. Utilities?: Yes
Exposure:	Maint. Fee: \$398.00	P.I.D.: 800-143-467
If new, GST/HST inc?:		
Mgmt. Co's Name: Sheridan Investments		
Mgmt. Co's Phone: 604-684-1743		
View: Yes: city and water		
Complex / Subdiv: El Cid		
Services Connected: Electricity, Sanitary Sewer, Water		

 Style of Home: **Upper Unit**
 Construction: **Concrete**
 Exterior: **Concrete**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Completely**
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Baseboard, Hot Water**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Torch-On**

 Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces: **0**
 # of Fireplaces: **1**

Total Parking: 1	Covered Parking: 0	Parking Access: Front
Parking: Open		
Locker: Y		
Dist. to Public Transit:	Dist. to School Bus:	
Units in Development: 193	Total Units in Strata:	
Title to Land: Leasehold prepaid-NonStrata		
Seller's Interest: Registered Owner		
Property Disc.: Yes		
Fixtures Leased: No		
Fixtures Rmvd: No		
Floor Finish: Mixed		

 Maint Fee Inc: **Caretaker, Electricity, Garbage Pickup, Gardening, Heat, Hot Water, Management, Taxes, Water**
 Legal: **LOT V, BLOCK 70, PLAN VAP12143, DISTRICT LOT 185, NEW WESTMINSTER LAND DISTRICT PID 800-143-467**

 Amenities: **Bike Room, Elevator, Garden, Pool; Indoor, Shared Laundry, Storage**

 Site Influences: **Central Location, Recreation Nearby**
 Features: **Dishwasher, Drapes/Window Coverings, Microwave, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'0 x 10'5			x			x
Main	Dining Room	7'2 x 4'4			x			x
Main	Kitchen	11'4 x 8'5			x			x
Main	Bedroom	12'3 x 9'9			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

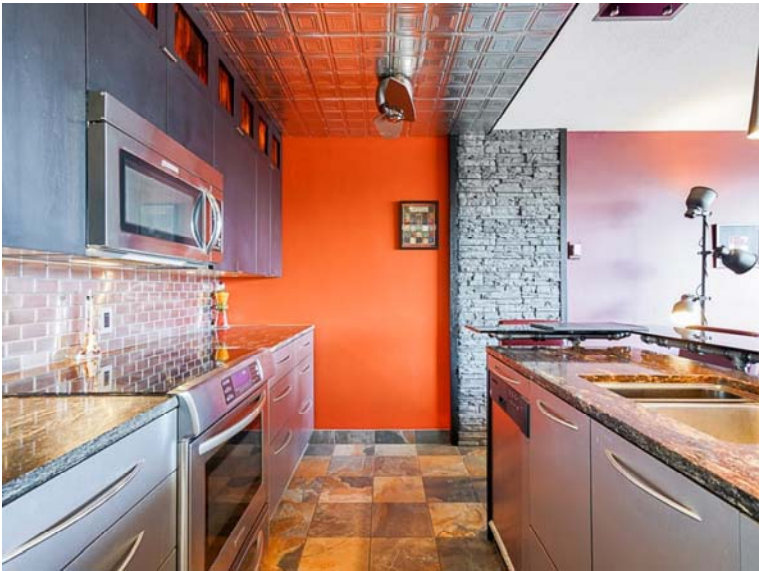
Finished Floor (Main): 534	# of Rooms: 4	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats: Y	Dogs: N	3				Pool:
Finished Floor (Total): 534 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 534 sq. ft.	Basement: None			7				
				8				

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

2101-1850 Comox, V6G 1X3 The "El Cid" 534 sf Leasehold Pre Paid Non Strata - Fabulous executive style 1 bed with magnificent city & some water views. Beautifully updated w/open kitchen/living, S/S appl, granite counters & custom built-ins. Sought after location west of Denman. Amen incl, heated ID Pool on lobby lev, 360 degree views from 27th flr indoor/outdoor rooftop lounge. Bldg has 3 elevators, gorgeous grounds, 196 suites (176 park stalls) on-site caretaker and has had \$6M of extensive renos to the exterior and lobby. This suite has one parking stall #64 (P1) & 1 store locker #10 (Lobby) Suite Ring Code #024. Maintenance fees of \$398 include taxes, heat & hot water. Bike room & laundry rm in basement. Prepaid lease to 2073 Amenities Closed due to Covid-19, 35% down needed to purchase















Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	3	3	100%
400,001 – 500,000	10	10	100%
500,001 – 600,000	34	28	82%
600,001 – 700,000	60	25	42%
700,001 – 800,000	58	28	48%
800,001 – 900,000	56	28	50%
900,001 – 1,000,000	46	22	48%
1,000,001 – 1,250,000	104	20	19%
1,250,001 – 1,500,000	84	18	21%
1,500,001 – 1,750,000	54	8	15%
1,750,001 – 2,000,000	36	2	6%
2,000,001 – 2,250,000	14	1	7%
2,250,001 – 2,500,000	12	4	33%
2,500,001 – 2,750,000	9	3	33%
2,750,001 – 3,000,000	11	1	9%
3,000,001 – 3,500,000	8	0	NA
3,500,001 – 4,000,000	3	0	NA
4,000,001 – 4,500,000	1	0	NA
4,500,001 – 5,000,000	2	0	NA
5,000,001 & Greater	6	0	NA
TOTAL*	611	201	33%

0 to 1 Bedroom	150	77	51%
2 Bedrooms	300	96	32%
3 Bedrooms	142	26	18%
4 Bedrooms & Greater	19	2	11%
TOTAL*	611	201	33%

SnapStats®	November	December	Variance
Inventory	907	611	-33%
Solds	183	201	10%
Sale Price	\$850,000	\$835,000	-2%
Sale Price SQFT	\$901	\$941	4%
Sale to List Price Ratio	97%	98%	1%
Days on Market	16	25	56%

*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Community CONDOS & TOWNHOMES

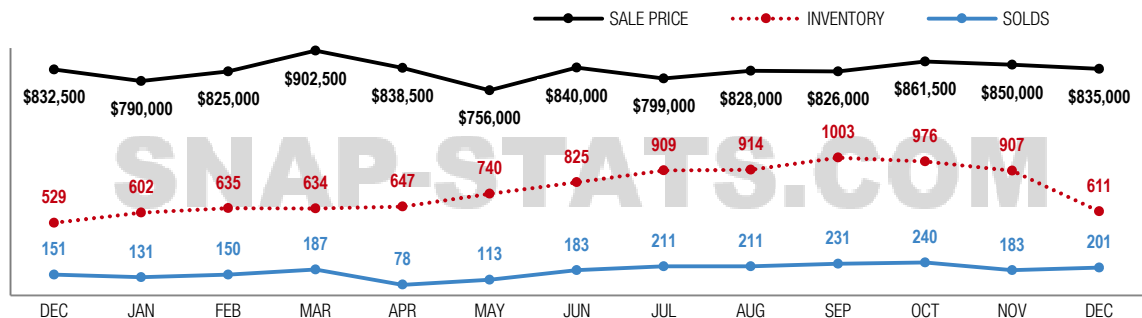
SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	0	0	NA
Cambie	83	14	17%
Dunbar	15	1	7%
Fairview	54	40	74%
Falsecreek	53	32	60%
Kerrisdale	15	10	67%
Kitsilano	42	45	107%*
Mackenzie Heights	1	0	NA
Marpole	88	17	19%
Mount Pleasant	14	3	21%
Oakridge	17	3	18%
Point Grey	15	4	27%
Quilchena	15	1	7%
SW Marine	12	3	25%
Shaughnessy	1	2	200%*
South Cambie	32	3	9%
South Granville	33	1	3%
Southlands	2	1	50%
University	119	21	18%
TOTAL*	611	201	33%

Market Summary

- Market Type Indicator **VANCOUVER WESTSIDE ATTACHED**: Sellers Market at 33% Sales Ratio average (3.3 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1.75 mil to \$2.25 mil, Dunbar, Quilchena, South Cambie and South Granville
- Sellers Best Bet** Selling homes in Fairview, Falsecreek, Kerrisdale, Kitsilano and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

Les Twarog Team
RE/MAX Crest Realty
604.706.1760

bccondosandhomes.com
info@bccondosandhomes.com





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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：Jenny Wu 778.776.7190



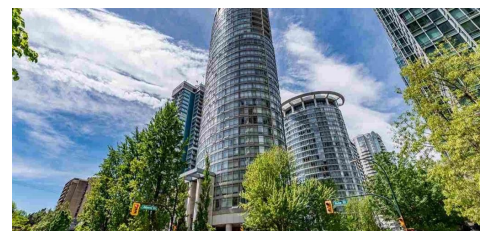
LUXURY WHITE ROCK HOUSE
1166 Keil Crescent \$1,999,000

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.



PALLISADES - 1200 ALBERNI
2704 - 1200 Alberni Street \$1,319,000

Pallisades - This 1156 s/f, 3 bed / 2 bath condo featuring fab Fabulous city, mountain and water views. Great corner layout with hardwood floors, granite counters, wrap around windows facing North and East and a large open balcony.



THE PACIFIC - 899 PACIFIC STREET
2605 - 889 Pacific Street \$1,740,000

Unit is 820 SF 2BD 2BA + Flex with dark color scheme, Italian cabinets, walk-in closets, high end appliances including Wolfe 30" gas cooktop, convection oven, and Sub-Zero fridge, in-suite washer and dryer, and unobstructed views.



TOWNLINE - 999 SEYMOUR STREET
2003 - 999 Seymour Street \$979,900

Best SW facing 711 sf, 2 bed + Den corner suite in the building. 9' Ceilings, high end finishing's incl 4.75" wide engineered HW flooring, Quartz countertop & backsplash in kitchen & bathroom, soft close cabinets.



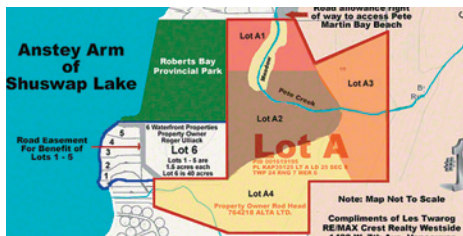
EL CID - 1850 COMOX STREET
2101 - 1850 Comox Street \$449,000

El Cid 2101 unit is 534 SF 1 bed + on a high floor with magnificent city and some water views. Beautifully updated with open kitchen/living, stainless appliances, granite counters and custom built-ins.



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