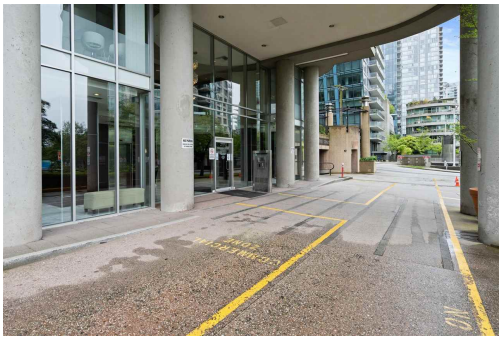
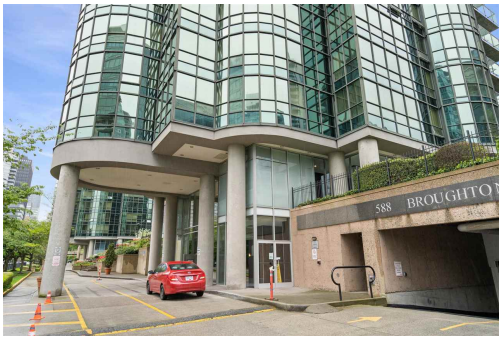
604.706.1710
BC Condos & Homes Team
www.bccondosandhomes.com | sales@bccondosandhomes.com

R2575950	**702 588 BROUGHTON STREET**	**$1,290,000** (LP)
Active	Vancouver West	(SP)
Apartment/Condo	Coal Harbour	**$1,369.43** L$/SF
Residential Attached	**Harbourside Park**	Sold Date: S$/SF

Total Bedrooms	2	**Approx. Year Built**	1995	**Days On Market**	191
Total Baths	2	**Tot Units in Strata Plan**	382		
FlArTotFin	942	**Mgmt. Co Name**	First Service Residential	**Occupancy**	Owner, Vacant
Outdoor Area	NONE			**Gross Taxes**	$3,317.61
View	Yes	**Mgmt. Co Phone#**	604-683-8900	**Maintenance Fee**	$589.12
View - Specify	City, Mountain, Water	**Parking Places - Total**	1		
		Parking Places - Covered	1	**Locker**	Yes
				Maint Fee Includes	Caretaker, Garbage Pickup,

702 - 588 Broughton, V6G 3E3 "Harbourside Park" This waterfront property offers 942 SF 2 BD 2 BA w/views of the water, city, & mountains from every principal room. Over $100K spent on high-end finishing's incl. granite countertops, wood cabinets, SS appliances & expansive windows. Avail. fully furnished w/high quality custom furniture. Harbourside Park has $100K ins deduct & luxury amenities incl. gym, ID pool, hot tub, steam room/sauna on L1 (lobby), meeting room & theatre on L2, 26th floor rooftop deck, & 24hr security. Approved 11 story school & rental building being built in front of unit. Steps from the best restaurants, cafes, shopping, entertainment & waterfront walks. 1 parking #133 (P3) & storage #308A-1 (P3) incl. Pets & rentals OK w/restr.

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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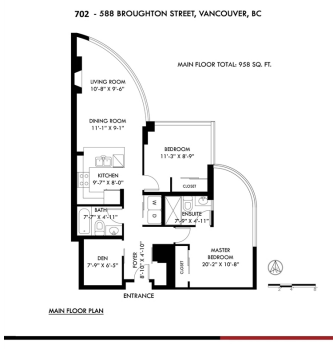

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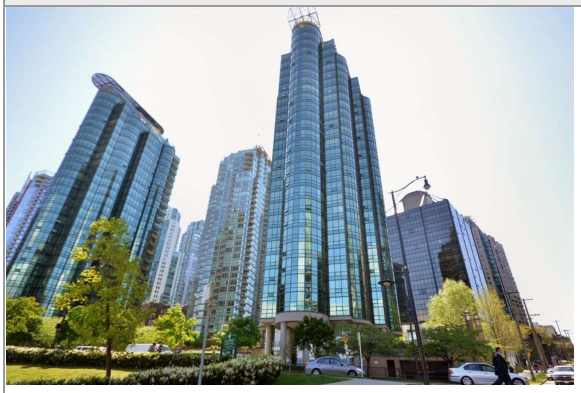
702 588 BROUGHTON STREET

R2575950
Active
Apartment/Condo
Residential Attached

Vancouver West
Coal Harbour
Harbourside Park

$1,290,000 (LP)
(SP)
$1,369.43 L$/SF
Sold Date: S$/SF



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Approval Req?:
Exposure:
If new, GST/HST inc?:

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **$589.12**

Approx. Year Built: **1995**
Age: **26**
Zoning: **CD-1**
Gross Taxes: **$3,317.61**
For Tax Year: **2020**
Tax Inc. Utilities?:
P.I.D.: **023-146-605**

Mgmt. Co's Name: **First Service Residential**
Mgmt. Co's Phone: **604-683-8900**
View: **Yes: City, Mountain, Water**
Complex / Subdiv: **Harbourside Park**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **1 Storey**
Construction: **Concrete, Concrete Frame**
Exterior: **Glass, Mixed**
Foundation:
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **None**
Type of Roof: **Tar & Gravel, Torch-On**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage; Single, Garage; Underground**
Locker: **Y**
Dist. to Public Transit:
Dist. to School Bus:
Units in Development: **382**
Total Units in Strata: **382**
Title to Land: **Freehold Strata**
Seller's Interest: **Registered Owner**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Sewer, Snow removal**
Legal: **STRATA LOT 44, PLAN LMS2064, DISTRICT LOT 185, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & OF THE PUBLIC HARBOUR OF BURRARD INLET, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE**

Amenities: **Bike Room, Elevator, Exercise Centre, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	**Living Room**	**14'0 x 11'0**			**x**			**x**
Main	**Dining Room**	**11'0 x 8'0**			**x**			**x**
Main	**Kitchen**	**8'5 x 7'11**			**x**			**x**
Main	**Master Bedroom**	**13'0 x 10'0**			**x**			**x**
Main	**Bedroom**	**10'0 x 11'0**			**x**			**x**
Main	**Den**	**7'9 x 6'6**			**x**			**x**
		x			**x**			**x**
		x			**x**			**x**
		x			**x**			
		x			**x**			

Finished Floor (Main): **942**
Finished Floor (Above): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **942 sq. ft.**

Unfinished Floor: **0**
Grand Total: **942 sq. ft.**

# of Rooms: **6** # of Kitchens: **1** # of Levels: **1**
Crawl/Bsmt. Height:
Restricted Age:
# of Pets: Cats: Dogs:
or % of Rentals Allowed:
Bylaw Restric: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	**Main**	**3**	**Yes**
2	**Main**	**4**	**No**
3			
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

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

702 - 588 Broughton, V6G 3E3 "Harbourside Park" This waterfront property offers 942 SF 2 BD 2 BA w/views of the water, city, & mountains from every principal room. Over $100K spent on high-end finishing's incl. granite countertops, wood cabinets, SS appliances & expansive windows. Avail. fully furnished w/high quality custom furniture. Harbourside Park has $100K ins deduct & luxury amenities incl. gym, ID pool, hot tub, steam room/sauna on L1 (lobby), meeting room & theatre on L2, 26th floor rooftop deck, & 24hr security. Approved 11 story school & rental building being built in front of unit. Steps from the best restaurants, cafes, shopping, entertainment & waterfront walks. 1 parking #133 (P3) & storage #308A-1 (P3) incl. Pets & rentals OK w/restr.

The enclosed information, while deemed to be correct, is not guaranteed.
PREC* indicates 'Personal Real Estate Corporation'.

Detailed Tax Report

Property Information

Prop Address	588 BROUGHTON ST UNIT# 702	**Jurisdiction**	CITY OF VANCOUVER
Municipality	CITY OF VANCOUVER	**Neighborhood**	DOWNTOWN
Area	VANCOUVER WEST	**SubAreaCode**	VVWCB
PropertyID	023-146-605	**BoardCode**	V
PostalCode	V6G 3E3		

Property Tax Information

TaxRoll Number	026116573940044	**Gross Taxes**	$3,317.61
Tax Year	2020	**Tax Amount Updated**	06/16/2020

More PIDS

023-146-605

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
LMS2064	44		185	36				

Legal FullDescription

STRATA LOT 44, PLAN LMS2064, DISTRICT LOT 185, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & OF THE PUBLIC HARBOUR OF BURRARD INLET, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

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**	CD-1 (259) COMPREHENSIVE DEVEL
WaterConn			
BCAData Update	04/12/2021		

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
$906,000.00	$218,000.00	$1,124,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
$906,000.00	$218,000.00	$0.00	$0.00	$1,124,000.00

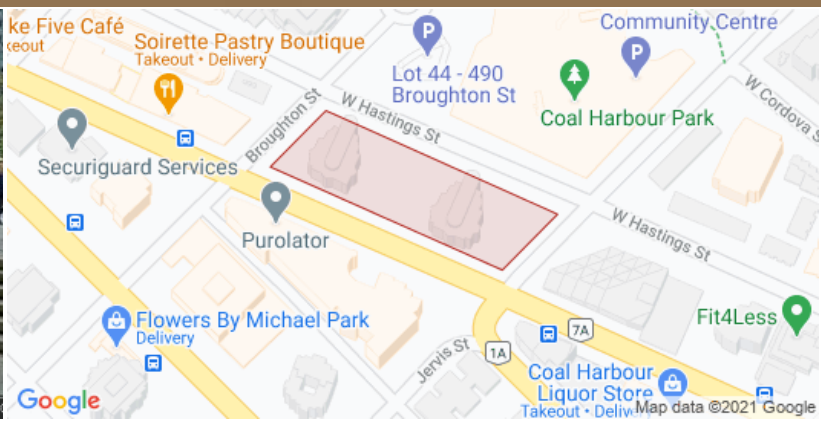
School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
$906,000.00	$218,000.00	$0.00	$0.00	$1,124,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
11/29/2012	$698,000.00	CA2890149	IMPROVED SINGLE PROPERTY TRANSACTION
5/15/1997	$280,000.00	BL170352	IMPROVED SINGLE PROPERTY TRANSACTION
1/18/1996	$200,000.00	BK16297	IMPROVED SINGLE PROPERTY TRANSACTION

LES TWAROG
VANCOUVER WESTSIDE & DOWNTOWN SPECIALIST
604.671.7000
LES@6717000.COM



702-588 BROUGHTON ST Vancouver BC V6G 3E3

PID	023-146-605	**Legal Description**	STRATA LOT 44, PLAN LMS2064, DISTRICT LOT 185, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & OF THE PUBLIC HARBOUR OF BURRARD INLET, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Zoning	CD-1 (259), 1301-1325 West Pender Street	**Community Plans(s)**	NCP: Downtown, not in ALR
Registered Owner	HU*, F*		

Floor Area	942 Ft²	**Max Elevation**	13.80 m	**Year Built**	1995	**Transit Score**	100 / Rider's Paradise
Lot Size	-	**Min Elevation**	10.02 m	**Bedrooms**	2	**WalkScore**	90 / Very Walkable
Dimensions	-	**Annual Taxes**	$3,317.61	**Bathrooms**	2	**Structure**	STRATA-LOT RESIDENCE (CONDOMINIUM)

MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
V978566	Sold 06/11/2012	8	$698,000 / $698,000	RE/MAX Select Realty

APPRECIATION

	Date	($)	% Change
Assessment	2021	$1,124,000	61.03 %
Sales History	29/11/2012	$698,000	149.29 %
	15/05/1997	$280,000	40.00 %
	18/01/1996	$200,000	

ASSESSMENT

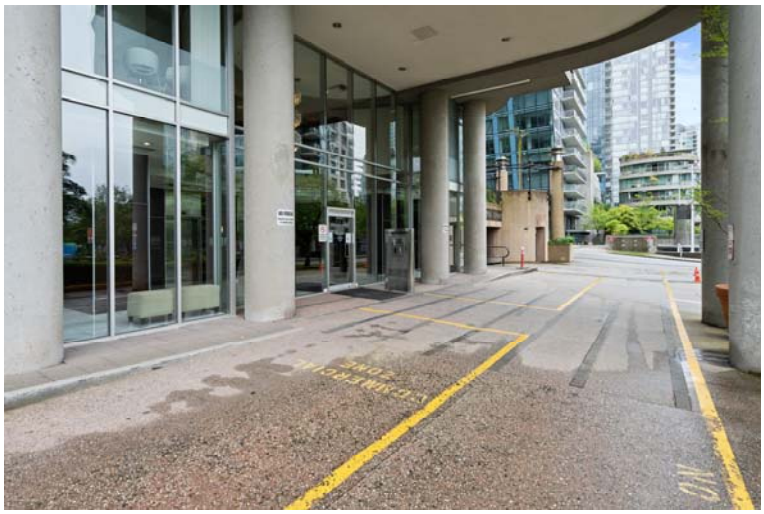
	2020	2021	% Change
Building	$217,000	$218,000	
Land	$918,000	$906,000	-1.31 %
Total	$1,135,000	$1,124,000	

SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Lord Roberts	King George
2017-18 F.I. Rating	4.9	5.7
2017-18 F.I. Rank	709/955	150/251
Special Notes	IB Program (MYP)	IB Program (MYP); City School; King George Technology Immersion 8 - 9

DEVELOPMENT APPLICATIONS

No records found for this parcel

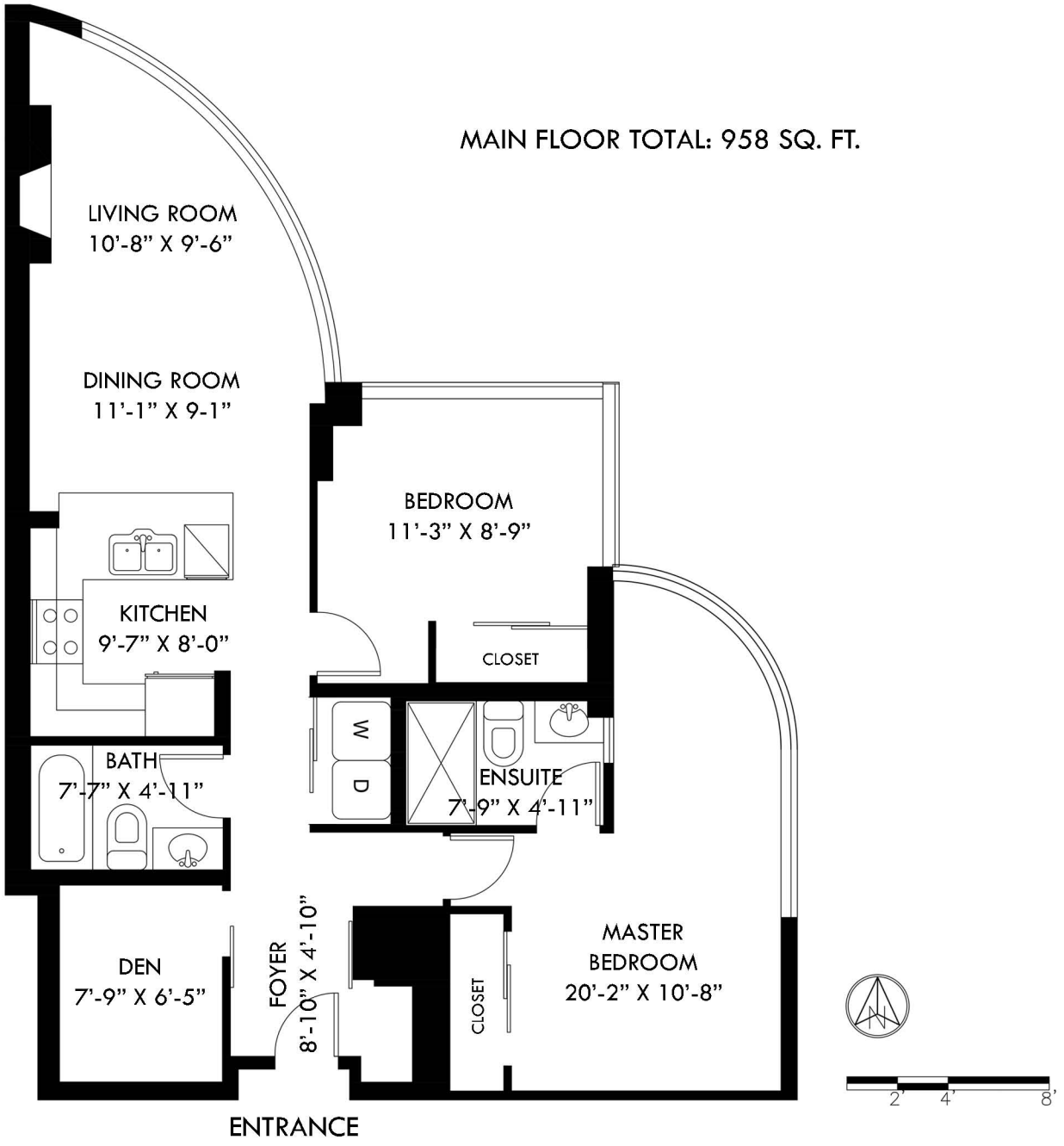


588 BROUGHTO

202 - 588 BROUGHTON STREET, VANCOUVER, BC

MAIN FLOOR PLAN

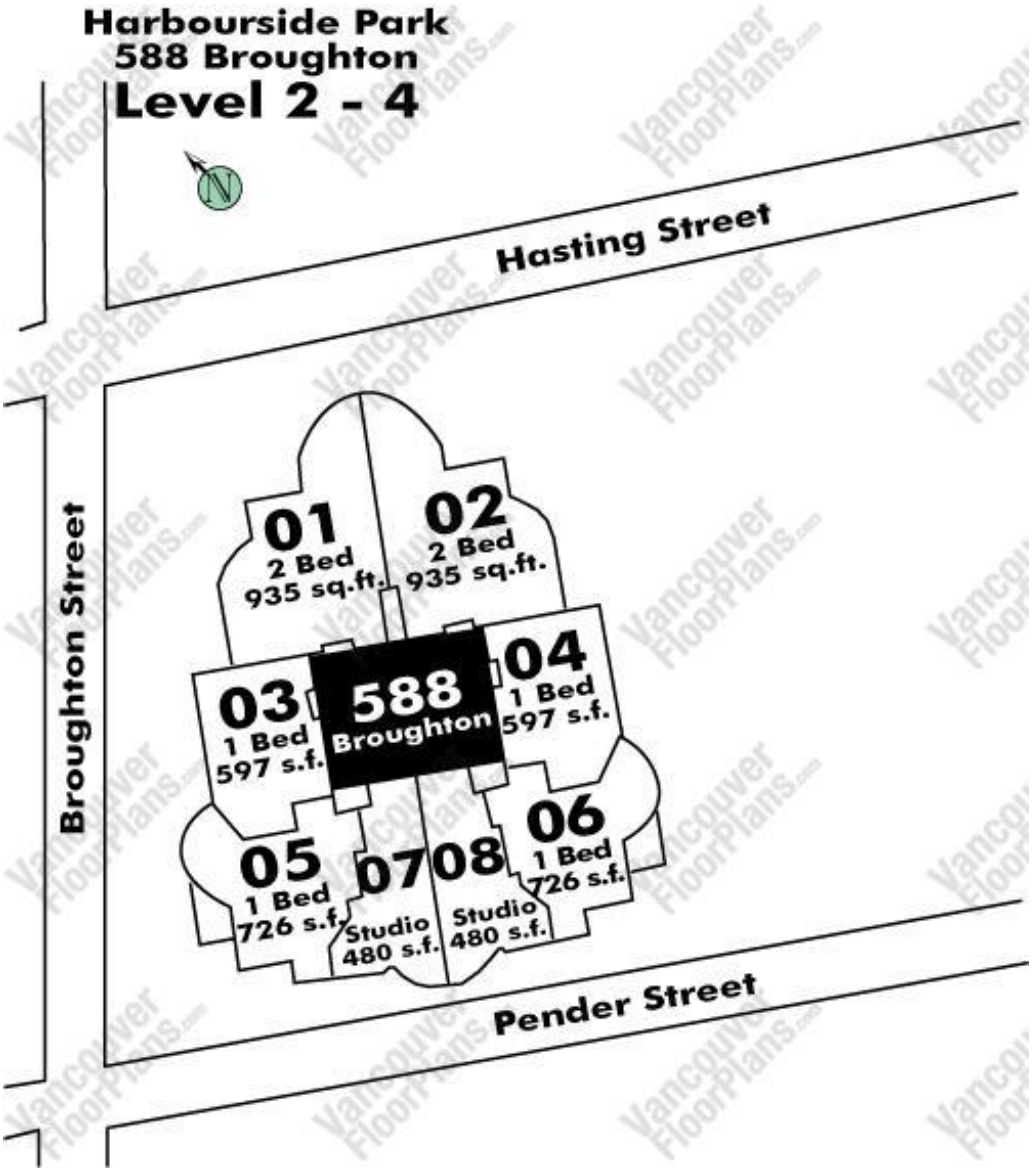
702 - 588 BROUGHTON STREET, VANCOUVER, BC



MAIN FLOOR PLAN

Harbourside Park I

#702 588 Broughton, Vancouver, BC, V6G 3E3
2 Bedroom + Balcony
935 sq.ft.



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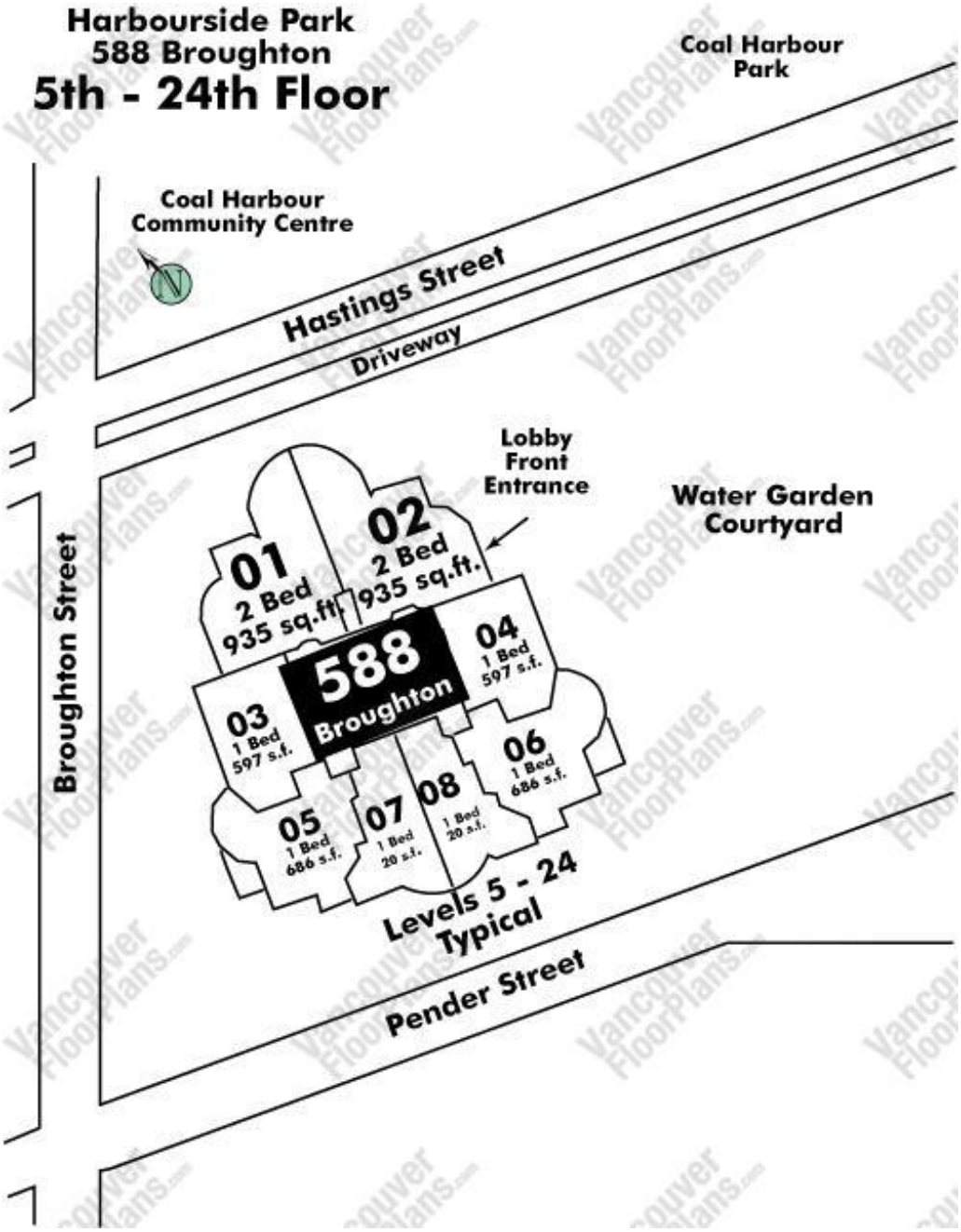

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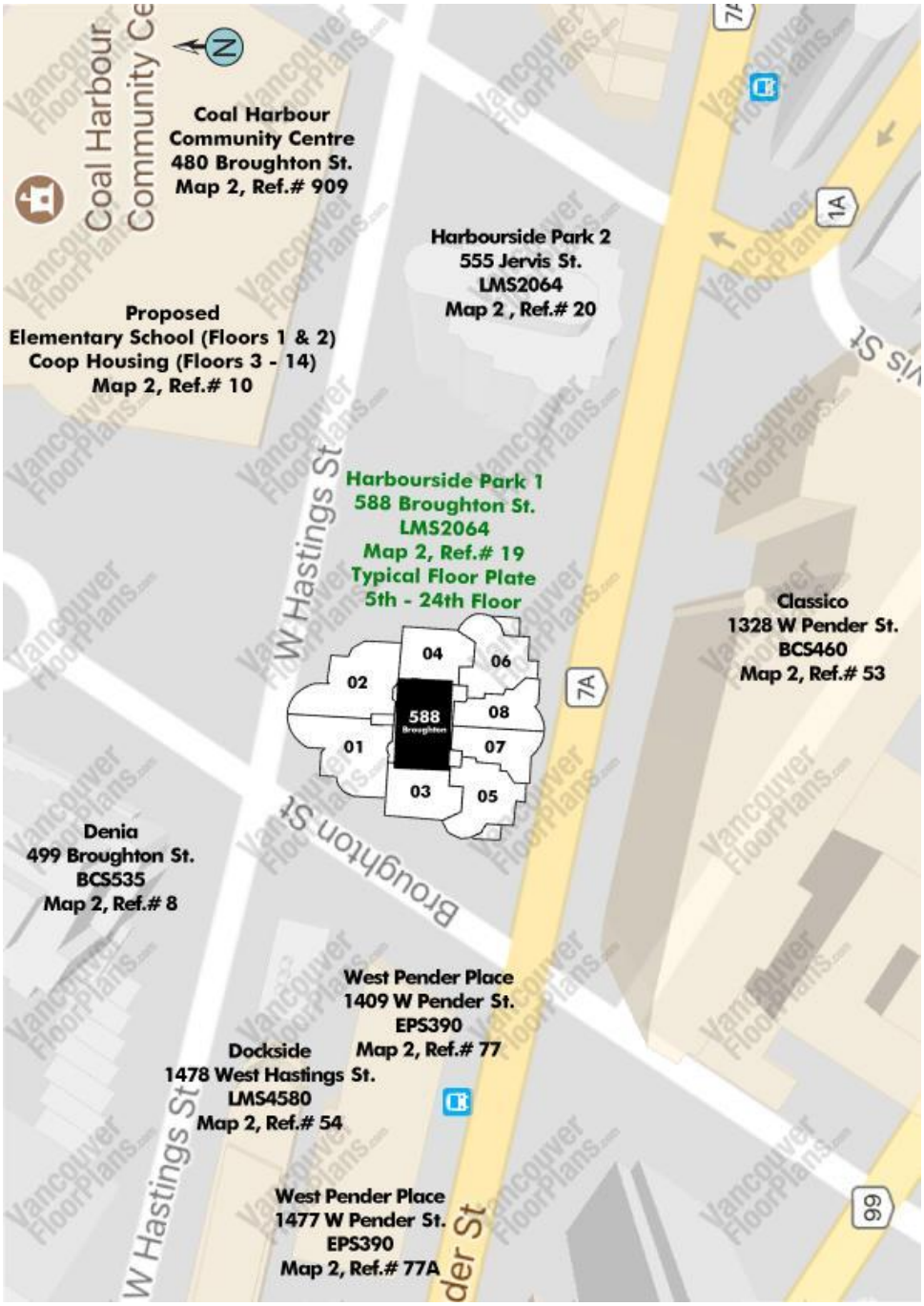

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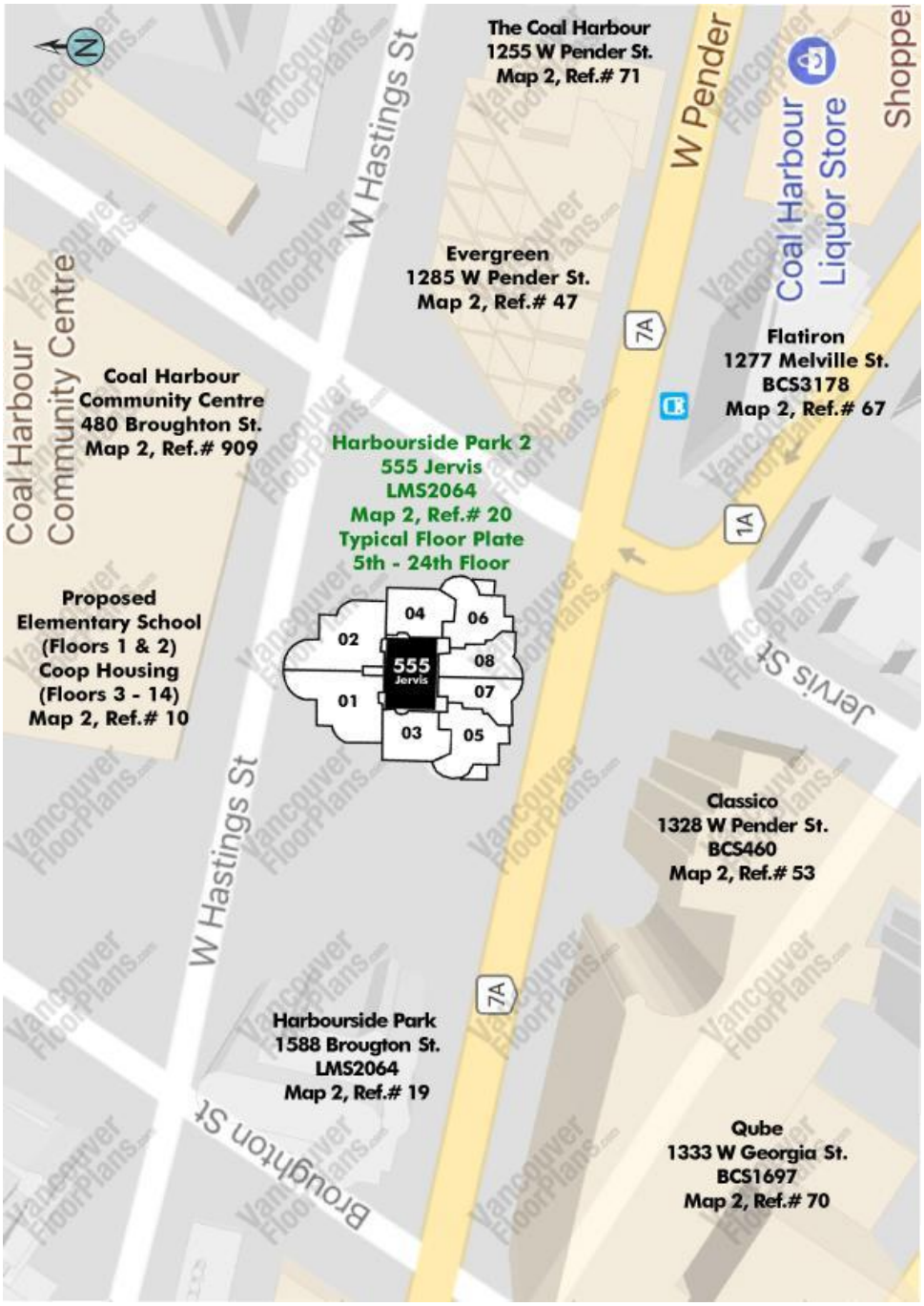
Harbourside Park II

#702 555 Jervis, Vancouver, BC, V6E 4N1
2 Bedroom
935 sq.ft.



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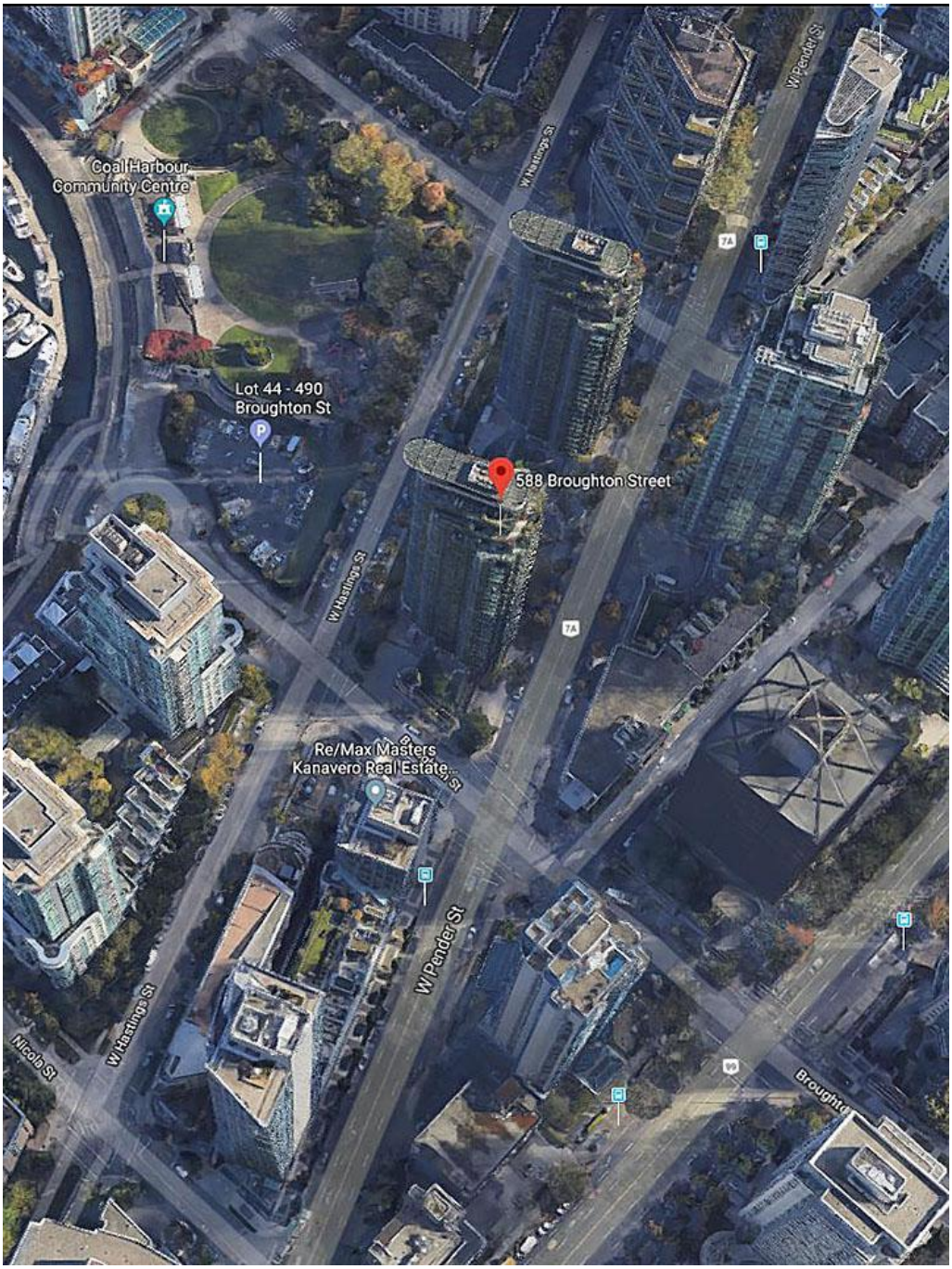
Harbourside Park I

#702 588 Broughton, Vancouver, BC, V6G 3E3
2 Bedroom + Balcony
935 sq.ft.



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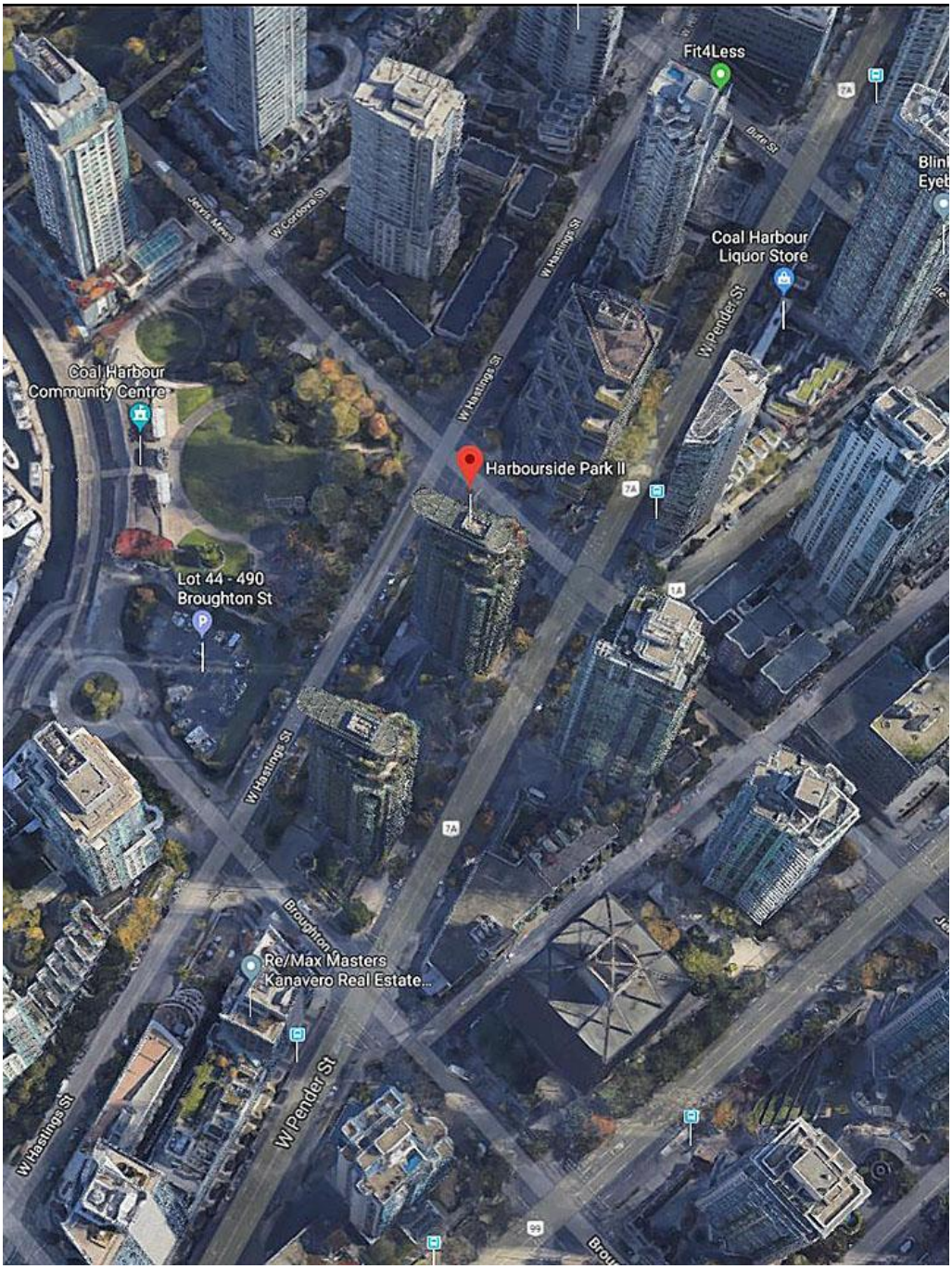
Harbourside Park II

#702 555 Jervis, Vancouver, BC, V6E 4N1
2 Bedroom
935 sq.ft.



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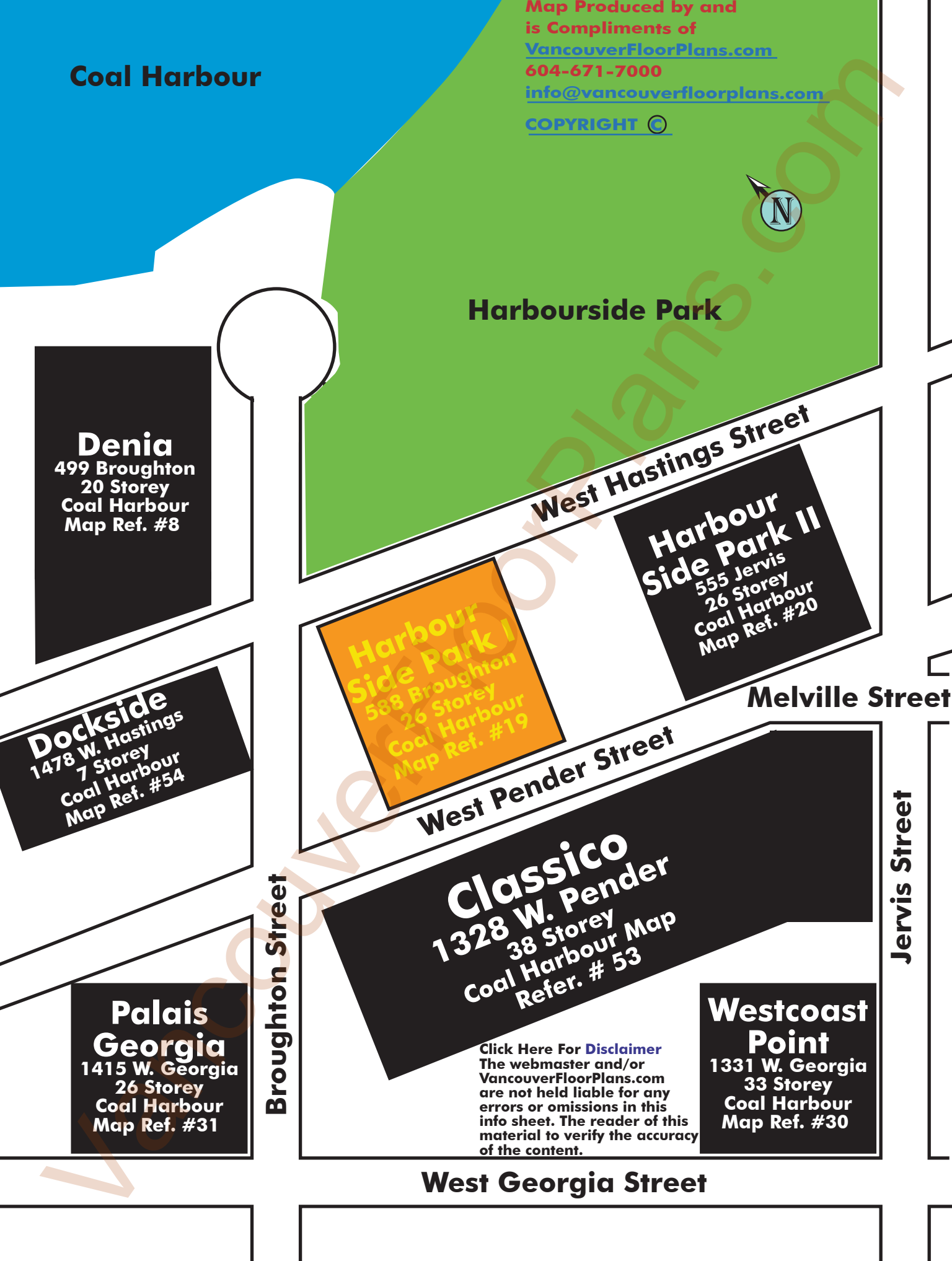

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Harbourside Park
588 Broughton & 555 Jervis

Coal Harbour Park

Coal Harbour Community Centre

Hastings Street

Driveway

Lobby Front Entrance

Underground Parking Entrance

555 Jervis

01 2 Bed 935 sq.ft.

02 2 Bed 935 sq.ft.

03 1 Bed 597 s.f.

04 1 Bed 597 s.f.

05 1 Bed 686 s.f.

06 1 Bed 686 s.f.

07 1 Bed 520 s.f.

08 1Bed 520 s.f.

Levels 5 - 24 Typical

Jervis Street

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Lobby Front Entrance

588 Broughton

01 2 Bed 935 sq.ft.

02 2 Bed 935 sq.ft.

03 1 Bed 597 s.f.

04 1 Bed 597 s.f.

05 1 Bed 686 s.f.

06 1 Bed 686 s.f.

07 1 Bed 520 s.f.

08 1 Bed 520 s.f.

Levels 5 - 24 Typical

Water Garden Courtyard

Broughton Street

Pender Street

Melville

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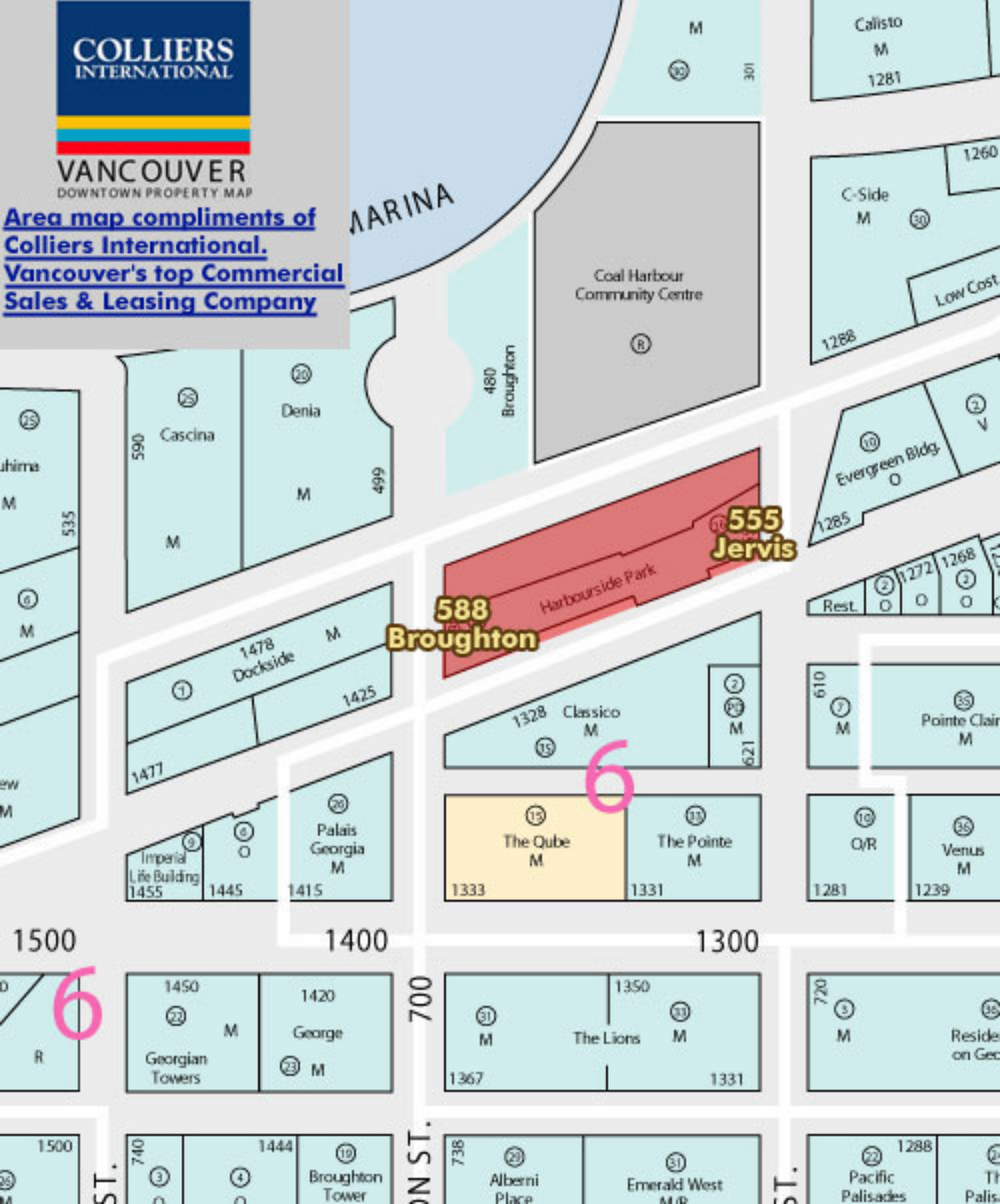

COLLIERS INTERNATIONAL
VANCOUVER
DOWNTOWN PROPERTY MAP
Area map compliments of Colliers International. Vancouver's top Commercial Sales & Leasing Company
MARINA
Coal Harbour Community Centre
480 Broughton
Harbourside Park
555 Jervis
588 Broughton
Cascina
Denia
590
499
535
1478 Dockside
1425
1477
1328 Classico
621
610
Pointe Clair
Evergreen Bldg.
1285
1272
1268
Rest.
C-Side
1260
1288
Low Cost
Calisto
1281
301
The Qube
1333
The Pointe
1331
Q/R
1281
Venus
1239
Palais Georgia
1415
Imperial Life Building
1455
1445
1500
1400
1300
1450
Georgian Towers
1420
George
700
1350
The Lions
1367
720
1444
Broughton Tower
740
738
Alberni Place
Emerald West
Pacific Palisades
1288

SnapStats® VANCOUVER DOWNTOWN MARCH 2021

Price Band & Bedroom *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 – 300,000	1	1	100%
300,001 – 400,000	8	2	25%
400,001 – 500,000	17	31	182%*
500,001 – 600,000	54	55	102%*
600,001 – 700,000	83	77	93%
700,001 – 800,000	82	40	49%
800,001 – 900,000	46	40	87%
900,001 – 1,000,000	48	25	52%
1,000,001 – 1,250,000	62	32	52%
1,250,001 – 1,500,000	59	31	53%
1,500,001 – 1,750,000	35	7	20%
1,750,001 – 2,000,000	39	4	10%
2,000,001 – 2,250,000	15	1	7%
2,250,001 – 2,500,000	22	3	14%
2,500,001 – 2,750,000	15	2	13%
2,750,001 – 3,000,000	21	0	NA
3,000,001 – 3,500,000	22	3	14%
3,500,001 – 4,000,000	22	2	9%
4,000,001 – 4,500,000	7	2	29%
4,500,001 – 5,000,000	9	1	11%
5,000,001 & Greater	45	4	9%
TOTAL*	712	363	51%
0 to 1 Bedroom	289	211	73%
2 Bedrooms	328	133	41%
3 Bedrooms	82	18	22%
4 Bedrooms & Greater	13	1	8%
TOTAL*	712	363	51%

SnapStats®	February	March	Variance
Inventory	760	712	-6%
Solds	243	363	49%
Sale Price	$741,000	$735,000	-1%
Sale Price SQFT	$1,029	$1,041	1%
Sale to List Price Ratio	98%	99%	1%
Days on Market	12	12	0%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Coal Harbour	110	27	25%
Downtown	260	145	56%
Westend	141	92	65%
Yaletown	201	99	49%
TOTAL*	712	363	51%

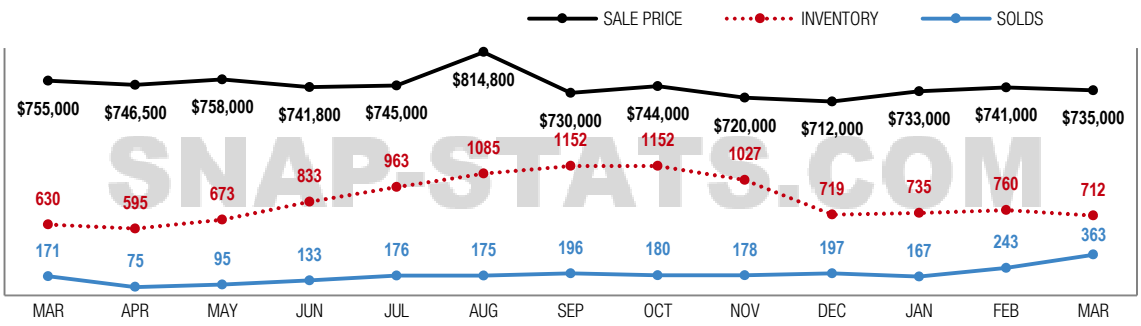
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **VANCOUVER DOWNTOWN ATTACHED**: Sellers Market at 51% Sales Ratio average (5.1 in 10 homes selling rate)
- Homes are selling on average 1% below list price
- Most Active Price Band** $400,000 to $500,000 with average >100% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $2 mil to $2.25 mil, Coal Harbour, Yaletown and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Downtown, Westend and up to 1 bedroom properties

***With minimum inventory of 10 in most instances*

13 Month Market Trend



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Compliments of...

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SnapStats® VANCOUVER WESTSIDE MARCH 2021

Price Band & Bedroom *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
$0 – 300,000	1	0	NA
300,001 – 400,000	3	1	33%
400,001 – 500,000	13	9	69%
500,001 – 600,000	49	33	67%
600,001 – 700,000	79	54	68%
700,001 – 800,000	74	40	54%
800,001 – 900,000	71	39	55%
900,001 – 1,000,000	53	40	75%
1,000,001 – 1,250,000	100	51	51%
1,250,001 – 1,500,000	109	31	28%
1,500,001 – 1,750,000	67	24	36%
1,750,001 – 2,000,000	62	12	19%
2,000,001 – 2,250,000	18	5	28%
2,250,001 – 2,500,000	23	6	26%
2,500,001 – 2,750,000	18	3	17%
2,750,001 – 3,000,000	12	4	33%
3,000,001 – 3,500,000	9	1	11%
3,500,001 – 4,000,000	2	0	NA
4,000,001 – 4,500,000	4	0	NA
4,500,001 – 5,000,000	1	0	NA
5,000,001 & Greater	5	0	NA
TOTAL*	773	353	46%
0 to 1 Bedroom	223	121	54%
2 Bedrooms	347	168	48%
3 Bedrooms	187	58	31%
4 Bedrooms & Greater	16	6	38%
TOTAL*	773	353	46%

SnapStats®	February	March	Variance
Inventory	696	773	11%
Solds	260	353	36%
Sale Price	$841,000	$903,000	7%
Sale Price SQFT	$950	$976	3%
Sale to List Price Ratio	100%	100%	0%
Days on Market	9	10	11%

Community *CONDOS & TOWNHOMES*

SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	3	0	NA
Cambie	119	28	24%
Dunbar	18	5	28%
Fairview	85	66	78%
Falsecreek	70	38	54%
Kerrisdale	21	11	52%
Kitsilano	96	78	81%
Mackenzie Heights	4	0	NA
Marpole	94	27	29%
Mount Pleasant	9	9	100%
Oakridge	16	9	56%
Point Grey	9	8	89%
Quilchena	13	7	54%
SW Marine	7	6	86%
Shaughnessy	7	0	NA
South Cambie	33	5	15%
South Granville	33	6	18%
Southlands	0	1	NA*
University	136	49	36%
TOTAL*	773	353	46%

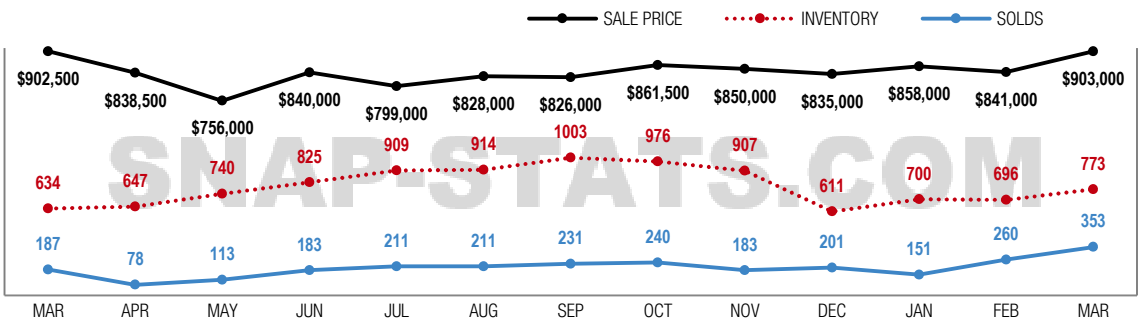
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

Market Summary

- Market Type Indicator **VANCOUVER WESTSIDE ATTACHED**: Sellers Market at 46% Sales Ratio average (4.6 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** $900,000 to $1 mil with average 75% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between $3 mil to $3.5 mil, South Cambie, South Granville and 3 bedroom properties
- Sellers Best Bet** Selling homes in Fairview, Kitsilano, Mount Pleasant, Point Grey and up to 1 bedroom properties

***With minimum inventory of 10 in most instances*

13 Month Market Trend



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Les TWAROG & Sonja PEDERSEN

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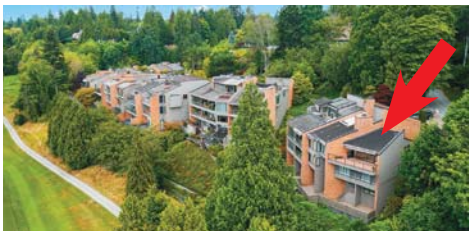
Sonja Pedersen 604.805.1283
www.lestwarog.com

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

DOWNTOWN - NELSON & SEYMOUR
2003-999 Seymour **$899,000**

999 Seymour by Townline Homes built in 2016, best South/West corner 711 s/f, 2 bedroom + den unit in building. Features large balcony and I/S air conditioning.



SOUTHLANDS 4200 SF 3 LEVEL TH
7353 Yew Street **$3,800,000**

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.

YALETOWN SPECTRUM TOWER 1
3101-111 W. Georgia **$958,000**

Located on the best water view side of Spectrum complex, upgraded 2 bedroom + den, 814 s/f unit with amazing water view. Market rent $3500/mo.

WEST END CONCRETE SUB P/H
1804-1277 Nelson **$1,295,000**

Welcome to "The Jetson". Totally renovated 935 s/f, 2 bedroom, 2 bathroom sub-pehouse ($150k spent in 2020). Features h/w floors, stainless appliances, ceasarstone waterfall counters & huge 270 s/f South/West view deck.

MOUNT PLEASANT DEV. SITE
2016 Ontario **$2,228,000**

Two homes, side by side with option for a third home. Potential for a 3 storey mixed use development. Ad is for this house only.

CASH COW - HASTINGS & MAIN
337-339 E. Hastings **$2,245,000**

6166 s/f mixed use building that is fully leased to long term tenants. Main floor is a restaurant. Two floors above contain 4 residential suites. Call us for brochure with rent roll.

WEST OF DENMAN
2101-1850 Comox **$415,000**

534 s/f fabulous executive style one bedroom unit with fantastic view. Leasehold - prepaid non strata. Totally renovated with stainless steel appliances, granite counters & custom built-ins - need 35% down.

41ST & GRANVILLE DEV. SITE
5800 Block Granville **$16M**

Rental development site with a 2.2 FSR. Currently there are 4 homes on 8500 s/f lots. There is a potnetial to aquire the other 2 homes on either side. Call for more details.

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

Les Twarog 604.671.7000
Sonja Pedersen 604.805.1283
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SHAUGHNESSY 27,000 S/F LOT

1080 Wolfe $13,888,000

27,000 sf lot with plans to add another 9,000 sf to existing 6,000 sf Heritage B Home that was originally designed by Sam McLure, property sits on beautifully landscaped gardens & will have, 5 bedrooms, 6 bathrooms by adding a rear addition to the existing building and a 913 sf coach house.

SECOND SHAUGHNESSY 4500 S/F NEW HOME

1050 W. 26th Avenue $7,980,000

Coming Soon - Brand new 4500 s/f home on a 7650 s/f lot in 2nd Shaugnessy. Features 4500 s/f of luxurious living with 4 beds up (all with ensuite), beautiful open kitchen with high ceilings + 800 s/f coach house and 2 car garage - builders own house with high end finishings. This is a must see property.

1138 MATTHEWS OFFERED AT $16,900,000

First Shaughnessy home designed by Matsuzaki Wright sits on almost 22,000 sf of beautifully landscaped park like gardens with lush south facing back yard, one of the most coveted addresses in the city. 6,000 sf 5 bed, 5 bath home has updated gourmet chef's kitchen and beautiful oak hardwood floors. Steps to Osler Blvd and The Crescent.

1975 W 18th – SHAUGHNESSY Lot $7,800,000

1ST Shaughnessy, 12,500 sf Post 1940 building lot with approved plans for a 6,000 sf new house by Formwerks Architecture. Current 4,300 sf house is rented at $5500/mo. Call for more info.