

Additional Info

Attention Investors! 1203 - 1277 Nelson, V6E 4M8 "The Jetson" A Georgia Award Winning Building recently renovated with updated plumbing, lobby and hallways located in sought-after Vancouver West End neighbourhood on a quiet, treelined street. Enjoy a spacious 942 SF 2 BD 2 BA suite w/NE views through the floor-to-ceiling windows that feature views of the city & mountains. Unit includes warm wood flooring, chef's kitchen w/SS appliances, newly painted white walls, & in-suite storage w/in-suite W/D. Amenities incl. gym, steam/sauna, & recreation facility. Steps from the best beaches, entertainment, dining, & shopping! Parking stalls #73 (P2) & 1 Storage Locker (P3). Great investment opportunity currently rented for \$2600/mo. Pets not allowed, but rentals OK w/restrictions.

Feature Sheet with Floor Plan

<https://www.dropbox.com/s/cxrf6pagw7bbkti/1203%20-%201277%20Nelson%20Feature%20Sheet.pdf?dl=0>

Title, FormB, PDS, Team Disclosure

<https://www.dropbox.com/s/izseg07ahq09o1h/1203%20-%201277%20Nelson%20Title%2C%20Sample%20Form%20B%2C%20PDS%2C%20Team%20Disclosure.pdf?dl=0>

Video Tour Link: <https://vimeo.com/553121868>

Pics for MLS – Hi Res:

https://www.dropbox.com/sh/uriqyk6l8ag01hm/AACwryx_fa_T9FPbcDaYRW7wa?dl=0

Building Web Site for 1277 Nelson

<https://bccondos.net/1277-nelson-st>

Building Sold History for 1277 Nelson

<https://www.bccondosandhomes.com/building/the-jetson>

1277 Nelson Building Listing and Sold History in PDF Format

<https://www.dropbox.com/s/stcfq2a4i6sq1y0/1277%20Nelson%20Building%20Listings%20and%20Sales%20Past%2024%20Months.pdf?dl=0>

Comparable Area Listings and Sales

<https://www.dropbox.com/s/maa97d41y65imep/07-Comparable%20Sold%20Properties%20in%20the%20Area%20Past%2012%20Months.pdf?dl=0>

Strata Minutes for Unit 1203 (Temporary info while we wait for the ordered docs)

https://www.dropbox.com/sh/uk1g1lelaz6ozor/AAA2ZbnvKZ_c_cQhnJzRK8sNa?dl=0

Strata Plan

<https://www.dropbox.com/s/x0lcsxyj8l7vrzj/1277%20Nelson%20Strata%20Plan.pdf?dl=0>

Area Building Location Map

<http://www.sonjapedersen.com/region-6.html>

Area Building Location Map – 3D

<http://www.sonjapedersen.com/region3d-6.html>

Link to Site Maps on Sonja Pedersen Website

<http://www.sonjapedersen.com/1277nelson/index.html>