



604.706.1710

BC Condos & Homes Team

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**R2770331****Active**Apartment/Condo
Residential Attached**2506 1011 W CORDOVA STREET**

Vancouver West

Coal Harbour

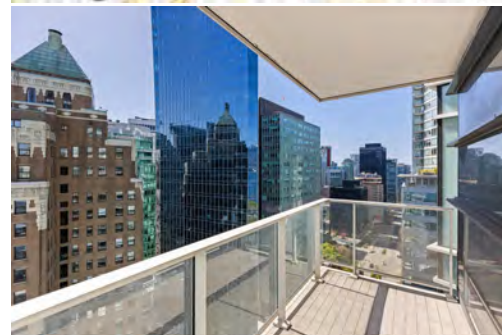
Fairmont Pacific Rim**\$1,630,000** (LP)

(SP)

L\$/Sq

S\$/Sq

Sold Date:



Total Bedrooms 1
Total Baths 1
FIARTotFin 743
Outdoor Area PADK
View Yes
View - Specify Mountain, Water

Yr Blt 2010
#UntsStrat 175
MgtCosName Tribe Management
MgtCosPh 604-343-2601
MaintFee \$675.39
Maint Fee Includes GBGPU, GAS, HOTW, MGMT, RECFA

Days On Market 33
Occupancy Tenant
Gross Taxes \$3,692.02
Locker No
TotalPrkng 1
#CovrdSpCs 1
Bylaw Restrictions PETR, RENR

2506 – 1011 W Cordova, V6C 0B2, Welcome to the ultramodern Live/Work 743 SF 1 bed, 1 bath suite located above the 5-star Fairmont Hotel with south city views. Hotel section is up to the 22nd floor, Res section is from 23rd-47th flr. Designed by renowned James KM Cheng Architects and built by Westbank. By being a resident at Fairmont, you will be offered the finest selection of luxury services including fitness centre & spa on 5th flr, outdoor pool/hot tub & bar on 6th floor, theatre room & meeting room on 2nd floor & Urban Fare Grocery Store on main level. Features room service, car service, fine dining & 24hr concierge. Bonus, purchase price incl an extra large 1 park stall #24-P4 (sorry no storage Locker), rentals OK, pets max 2, max 40 lbs. Contingency reserve \$2.3M, Ins Deductible \$5.

RE/MAX Crest Realty

05/23/2023 01:29 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"



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Vancouver West
Coal Harbour

Fairmont Pacific Rim**\$1,630,000** (LP)

(SP)

\$2,193.81 L\$/SF

S\$/SF

Sold Date:



Sold Date: Frontage (feet): Approx. Year Built: **2010**
 Meas. Type: Frontage (metres): Age: **13**
 Depth / Size (ft.): Bedrooms: **1** Zoning: **RES**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Gross Taxes: **\$3,692.02**
 Flood Plain: Full Baths: **1** For Tax Year: **2022**
 Approval Req?: Half Baths: **0** Tax Inc. Utilities?:
 Exposure: Maint. Fee: **\$675.39** P.I.D.: **028-130-324**
 If new, GST/HST inc?:
 Mgmt. Co's Name: **Tribe Management**
 Mgmt. Co's Phone: **604-343-2601**
 View: **Yes: Mountain, Water**
 Complex / Subdiv: **Fairmont Pacific Rim**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Live/Work Studio**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Metal**
 Foundation:
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Heat Pump**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
 Parking: **Garage Underbuilding**
 Locker: **N**
 Dist. to Public Transit:
 Units in Development: **175**
 Title to Land: **Freehold Strata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Hardwood, Tile**

Maint Fee Inc: **Garbage Pickup, Gas, Hot Water, Management, Recreation Facility**
 Legal: **STRATA LOT 18, PLAN BCS3699, 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, Elevator, Exercise Centre, In Suite Laundry, Pool; Outdoor, Restaurant, Swirlpool/Hot Tub, Concierge**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Oven - Built In, Range Top, Smoke Alarm,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'0 x 5'0			x			x
Main	Kitchen	8'0 x 7'1			x			x
Main	Living Room	11'6 x 10'10			x			x
Main	Dining Room	10'10 x 7'6			x			x
Main	Office	5'3 x 5'1			x			x
Main	Patio	11'0 x 5'1			x			x
Main	Primary	10'8 x 9'2			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 743	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total): 743 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Unfinished Floor: 0	Allwd w/Restrctns			6				
Grand Total: 743 sq. ft.	Basement: None			7				
				8				

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

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Detailed Tax Report

Property Information			
Prop Address	1011 W CORDOVA ST UNIT# 2506	Jurisdiction	CITY OF VANCOUVER
Municipality	CITY OF VANCOUVER	Neighborhood	COAL HARBOUR
Area	VANCOUVER WEST	SubAreaCode	VVWCB
PropertyID	028-130-324	BoardCode	V
PostalCode	V6C 0B2		

Property Tax Information			
TaxRoll Number	028589119870018	Gross Taxes	\$3,692.02
Tax Year	2022	Tax Amount Updated	06/16/2022
More PIDS			
028-130-324			
More PIDS2			

Legal Information								
PlanNum	Lot	Block	LotDist	LandDist	Section	Twntship	Range	Meridian
BCS3699	18			36				
Legal FullDescription								

STRATA LOT 18, PLAN BCS3699, 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

Land & Building Information			
Width		Depth	
Lot Size		Land Use	
Actual Use	STRATA-LOT RESIDENCE (CONDOMINIUM)		
Year Built	2010		
BCA Description	STRATA APARTMENT - HI-RISE	Zoning	CD-1 (363) COMPREHENSIVE DEVEL
WaterConn			
BCADData Update	01/12/2023		

Supplementary Property Info			
BedRooms	1	Foundation	
Full Bath	1	Half Bath2	0
Half Bath3	0	Stories	1
Pool Flg		Carport	
Garage S		Garage M	

Actual Totals		
Land	Improvement	Actual Total
\$1,100,000.00	\$230,000.00	\$1,330,000.00

Municipal Taxable Totals				
Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,100,000.00	\$230,000.00	\$0.00	\$0.00	\$1,330,000.00

School Taxable Totals				
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,100,000.00	\$230,000.00	\$0.00	\$0.00	\$1,330,000.00

Sales History Information			
Sale Date	Sale Price	Document Num	SaleTransaction Type
1/27/2010	\$624,490.00	CA1436351	IMPROVED SINGLE PROPERTY TRANSACTION
1/20/2010	\$0.00	BB347775	REJECT - NOT SUITABLE FOR SALES ANALYSIS



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2506-1011 CORDOVA ST W Vancouver BC V6C 0B2

PID	028-130-324			Legal Description		STRATA LOT 18 OF THE PUBLIC HARBOUR OF THE BURRARD INLET NEW WESTMINSTER DISTRICT STRATA PLAN BCS3699 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	
Zoning	CD-1 (363), 201 Burrard Street			Plan		BCS3699	
Registered Owner	AY*, N*			Community Plans(s)		NCP: Downtown , not in ALR	
Floor Area	743 Ft²	Max Elevation	18.67 m	Year Built	2010	Transit Score	100 / Rider's Paradise
Lot Size	-	Min Elevation	14.07 m	Bedrooms	1	WalkScore	90 / Walker's Paradise
Dimensions	-	Annual Taxes	\$3,749.57	Bathrooms	1	Structure	STRATA-LOT RESIDENCE (CONDOMINIUM)

MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2536238	Terminated 30/03/2021	53	\$1,550,000 / -	Rennie & Associates Realty Ltd.

APPRECIATION

	Date	(\$)	% Change
Assessment	2022	\$1,371,000	119.54 %
Sales History	27/01/2010	\$624,490	

ASSESSMENT

	2021	2022	% Change
Building	\$235,000	\$251,000	6.81 %
Land	\$1,048,000	\$1,120,000	6.87 %
Total	\$1,283,000	\$1,371,000	6.86 %

SCHOOL CATCHMENT

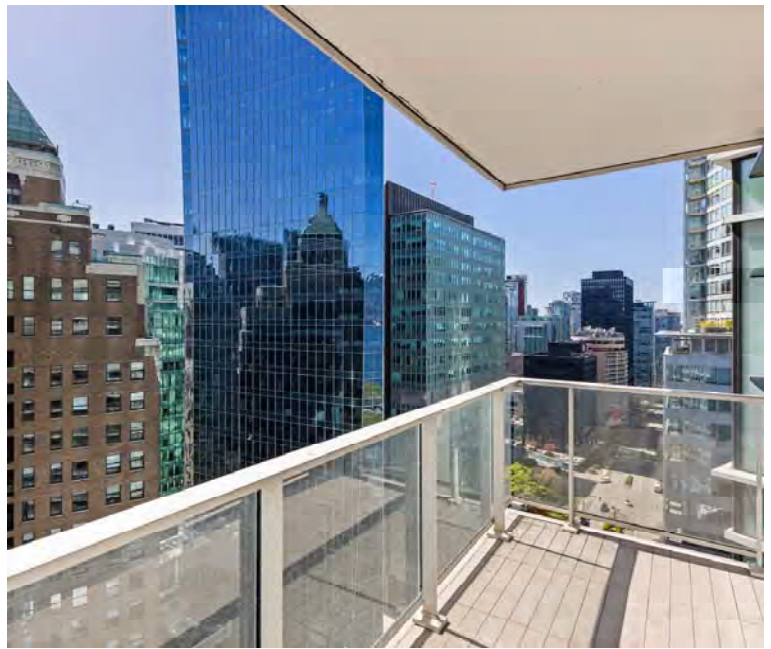
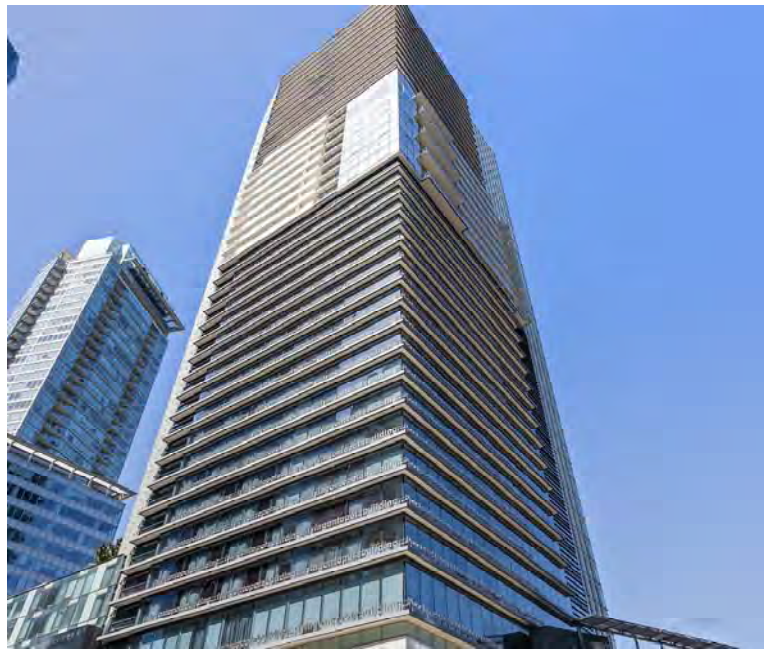
	Elementary	Secondary
Catchment	Lord Roberts	King George
District	SD 39	SD 39
Grades	K - 7	8 - 12

DEVELOPMENT APPLICATIONS

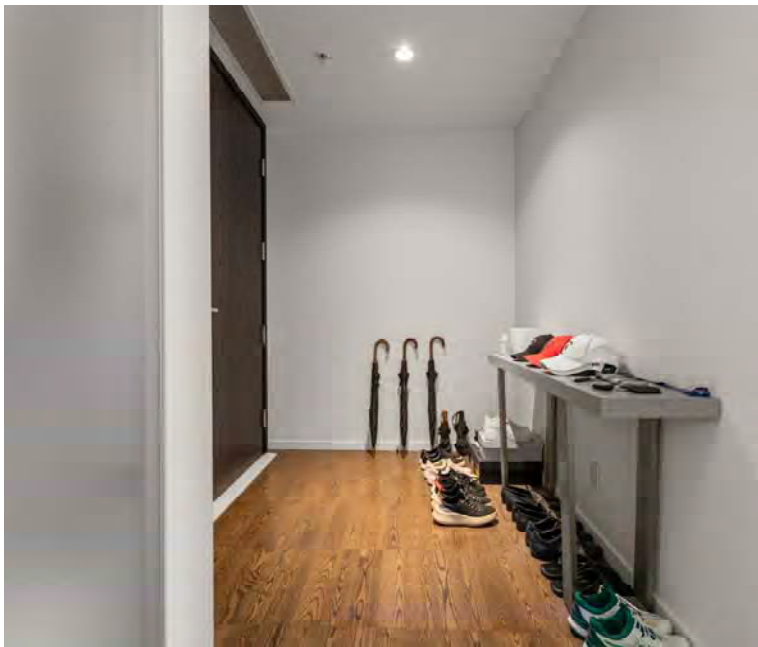
No records found for this parcel

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I'm more than a real estate agent. I'm a REALTOR®.









Fairmont Pacific Rim Estates & Hotel

#2506 1011 W. Cordova, Vancouver, BC, V6A 1M8

1 Bedroom + Balcony

742 sq.ft.



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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.

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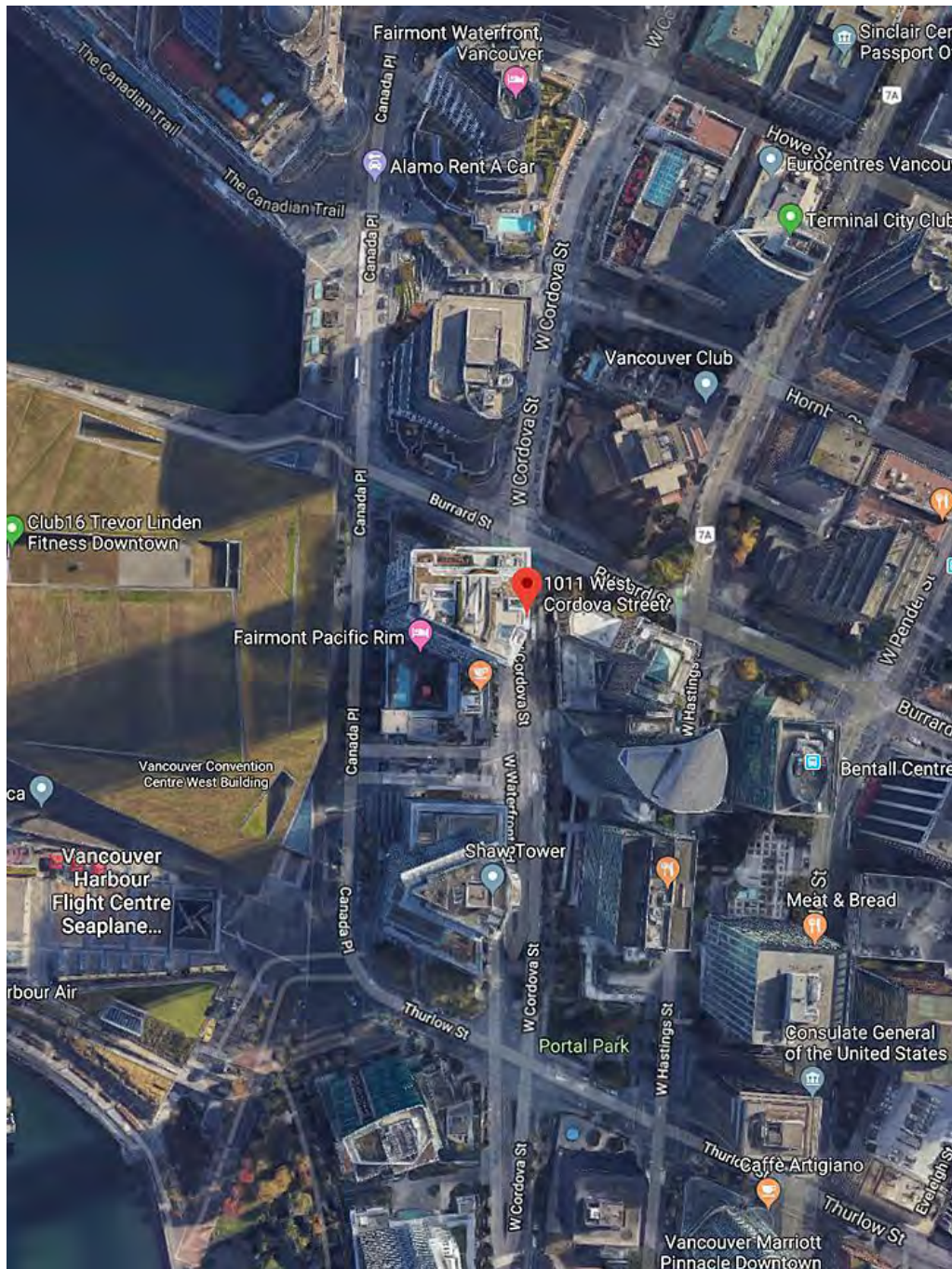
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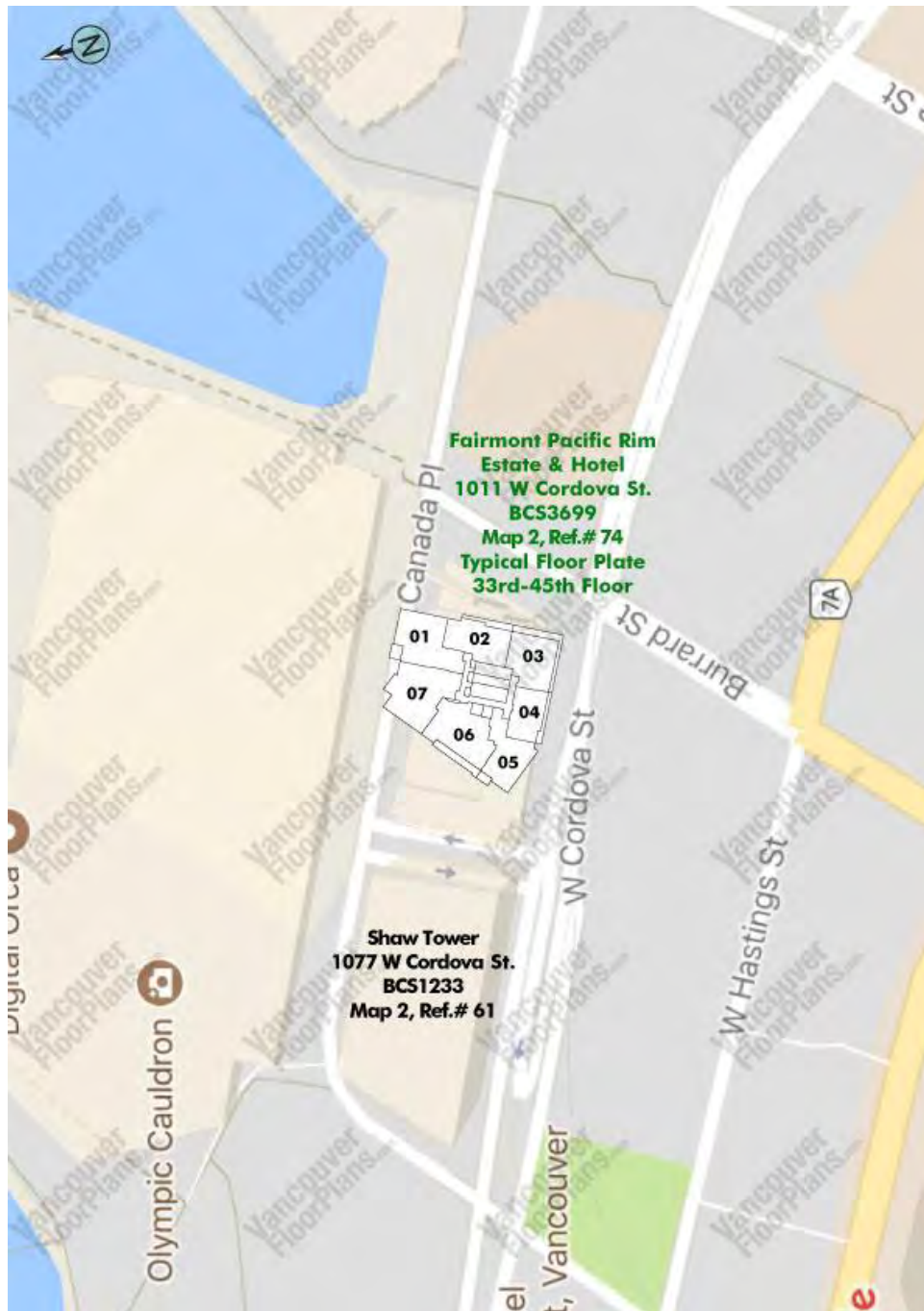
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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	2	0	NA
300,001 – 400,000	11	6	55%
400,001 – 500,000	14	5	36%
500,001 – 600,000	47	15	32%
600,001 – 700,000	64	39	61%
700,001 – 800,000	53	30	57%
800,001 – 900,000	74	17	23%
900,001 – 1,000,000	45	16	36%
1,000,001 – 1,250,000	86	23	27%
1,250,001 – 1,500,000	78	10	13%
1,500,001 – 1,750,000	57	7	12%
1,750,001 – 2,000,000	54	6	11%
2,000,001 – 2,250,000	19	5	26%
2,250,001 – 2,500,000	35	2	6%
2,500,001 – 2,750,000	34	1	3%
2,750,001 – 3,000,000	21	2	10%
3,000,001 – 3,500,000	23	1	4%
3,500,001 – 4,000,000	24	2	8%
4,000,001 – 4,500,000	12	1	8%
4,500,001 – 5,000,000	12	0	NA
5,000,001 & Greater	40	1	3%
TOTAL*	805	189	23%

0 to 1 Bedroom	284	101	36%
2 Bedrooms	395	76	19%
3 Bedrooms	112	11	10%
4 Bedrooms & Greater	14	1	7%
TOTAL*	805	189	23%

SnapStats®	March	April	Variance
Inventory	795	805	1%
Solds	160	189	18%
Sale Price	\$825,000	\$800,000	-3%
Sale Price SQFT	\$1,093	\$1,064	-3%
Sale to List Price Ratio	100%	100%	0%
Days on Market	14	14	0%

*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

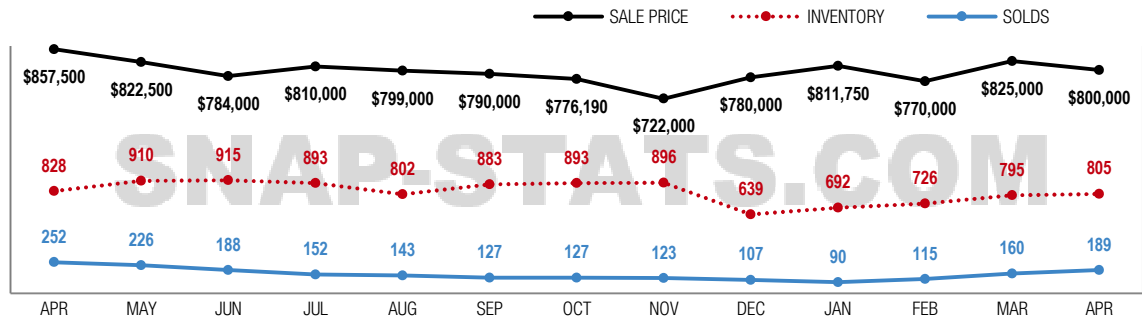
SnapStats®	Inventory	Sales	Sales Ratio
Coal Harbour	119	13	11%
Downtown	283	76	27%
Westend	194	48	25%
Yaletown	209	52	25%
TOTAL*	805	189	23%

Market Summary

- Market Type Indicator **DOWNTOWN ATTACHED**: Sellers Market at 23% Sales Ratio average (2.3 in 10 homes selling rate)
- Homes are selling on average 100% of list price
- Most Active Price Band** \$600,000 to \$700,000 with average 61% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.5 mil to \$2.75 mil, Coal Harbour and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Downtown 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
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bccondosandhomes.com
info@bccondosandhomes.com





Les Twarog

Breaking News: Check out the most popular Real Estate Website in the Lower Mainland

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NOW WITH
SOLD HISTORY



1827 W 12th (Kitsilano)

Potential Land Assembly with 5.5 FSR,
7 Lic Suites, Net Income \$100K

\$5,190,000



2896 E Georgia (at Renfrew)

Half duplex | 2,000 s/f | 3 Levels,
3 Beds 3 Baths + 1 Bed Legal Suite

\$1,900,000 - Each Side



2007 - 588 Broughton (Coal Harbour)

527 s/f, 1 Bed Facing South in Harbourside
Park - City View, Rented at \$1,600 /mth

\$635,000



1491 W 26th Ave (Shaughnessy)

5,800SF house on a 8,800SF lot | Custom
built home for luxurious lifestyle

\$6,500,000



2207-535 Smithe (Dolce)

2 Bed + Den | 757 s/f | Rented at \$2,300/mo
Facing S/W Built by Solterra.

\$899,000



2105-1483 Homer (Yaletown)

1,340 sqft | 3 Bed | 2 Bath
Semi Waterfront Unit at Waterford

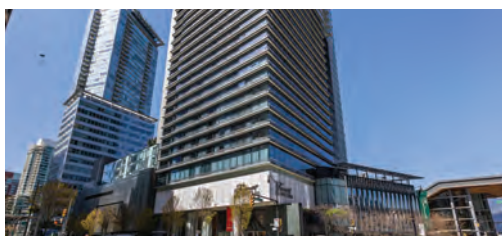
\$2,500,000



5850 Vine (Kerrisdale)

22 Unit Apt Building | \$311k/yr Income
Future Potential to increase rents

\$11,900,000



2506-1011 W Cordova (Fairmont Pacific Rim)

Ultra Modern South Facing 743 sf 1 bed Live/Work unit
at world renowned Fairmont Hotel, rented at \$3,800/mo

\$1,630,000



Rendering of New House



1080 Wolfe (Shaughnessy)

6,000 sqft House | 26,000 sqft Lot with plans
to add another 9000sqft | Shovel Ready

\$11,000,000



1775 Cedar Cres (Shaughnessy)

ATTN Developers – Builders | Post 1940 Building
lot 100 x 125 | .38 FSR – Can built 7000sf home

\$6,200,000



5770 - 5790 Granville (2 Lots)

Land Assembly - 2 Lots | Each 8,500 sqft Totalling
17,000 sqft | 2.4 FSR Purpose Built Rental

\$8,200,000



2302 - 1228 W Hasting (Coal Harbour)

1200 sq.ft | 2 bed, 2 bath | Completely
Renovated suite at The Palladio

\$1,699,000

2 Lots (Rental Only) 41st & Granville

- 5770 Granville \$4.1M
 - 5790 Granville \$4.1M
 - Retail Mandatory Ground Flr
 - 2.4 FSR – 4-5 Storeys
 - 3 Lots next door being dev
 - Arborist & Environmental Reports avail for a fee
 - From previous buyer
- \$8.2M**



5850 Vine – Kerrisdale Apartment Building

22 Unit building

- in heart of Kerrisdale, 12,000 s/f Lot,
New Roof & Boiler,
20-678 s/f 1 bed (\$1000-\$1200/mo),
2-800 s/f 2 bed (\$1500/mo),
gross income \$311k/yr
Rents under market,
future upside potential to buyer
- \$11,900,000**



British Properties Building Lot

266 Stevens Drive

- Rare opportunity to own one of the last remaining
West Van 23,000 s/f lots with 125' of frontage
Shovel ready with all services connected & plans
for an 8500 s/f home

\$3,200,000

Shaughnessy Building Lots

- 1775 Cedar, 12,500 SF, Post 1940, can build Approx. 7,000 S/F House, rented/5900/Mo
- \$6.2M**

- Douglas Road, 1 Acre, (46,000 S/F) potential M/F or Multiple conversion, Dwellings and infills
- \$15M**

Coquitlam Development Site – Burke Mountain

3520 Baycrest DEVELOPMENT SITE

- Fabulous & Rare 1.02 acre corner lot zoned RS-2
with 2 road accesses and wonderful views
for future developments.
Potential to rezone to 5 single lots.

\$2,999,000

12th & Burrard Land Assembly

3 lots, 6,000 S/F each Located in COV

- "Secured Rental Policy Zone"
Max. 5.5 FSR up to max of 18 storeys
Price Guidance
\$5.2M each lot