



604.706.1710

BC Condos & Homes Team

www.bccondosandhomes.com | sales@bccondosandhomes.com

**R2692751****Active**Apartment/Condo
Residential Attached**2002 1082 SEYMOUR STREET**Vancouver West
Downtown VW**FRESIA****\$699,900** (LP)

(SP)

\$988.56 L\$/SF

S\$/SF

Sold Date:



Total Bedrooms 1
Total Baths 1
FIARTotFin 708
Outdoor Area PATIO
View Yes
View - Specify Vibrant City View

Approx. Year Built 2006
Tot Units in Strata Plan 185
Mgmt. Co Name Rancho Management
Mgmt. Co Phone# 604-331-4227
Parking Places - Total 1
Parking Places - Covered 1

Days On Market 1
Occupancy Vacant
Gross Taxes \$2,206.49
Maintenance Fee \$371.81
Locker No
Maint Fee Includes Garbage Pickup, Gas, Hot Water, Management

2002 - 1082 Seymour, V6B 1X9, Welcome to the Sub PH at Fresia by Magellen Developments. Spectacular One Bedroom + Den 708 sf corner unit with tons of natural light from the floor to ceiling windows. Den/Solarium can be served as a second bedroom. Open concept kitchen into the living room with stainless appliances, granite counters. Amenities incl community garden, gym, meeting rooms, rooftop terrace, bike storage and visitor parking. Fantastic location with just a few steps away from Emery Barnes Park & a short walk to Gran St Entertainment District, Nesters Mkt, Shoppers Drug, Orpheum Theatre, art gallery, cinemas, seawall & Canada Line (Yaletown-Rndhse). Pets Allowed with Restrictions, Rentals OK. Contingency reserve \$393K, Ins Deductible \$50K. Building Features 24 Hr Concierge. Sorry no

RE/MAX Crest Realty

05/26/2022 12:59 AM

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"



604.706.1710

Condos & Homes Team

www.bccondosandhomes.com | sales@bccondosandhomes.com



R2692751

Active

Apartment/Condo

Residential Attached

2002 1082 SEYMOUR STREET

Vancouver West

Downtown VW

FREESIA

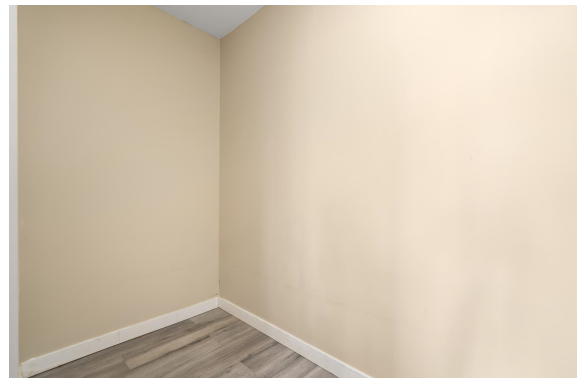
\$699,900 (LP)

(SP)

\$988.56 L\$/SF

S\$/SF

Sold Date:





R2692751

2002 1082 SEYMOUR STREET

\$699,900 (LP)

Active
 Apartment/Condo
 Residential Attached

Vancouver West
 Downtown VW
FREESIA

Sold Date:

\$988.56 L\$/SF
 S\$/SF



Sold Date: Frontage (feet): Approx. Year Built: **2006**
 Meas. Type: Frontage (metres): Age: **16**
 Depth / Size (ft.): Bedrooms: **1** Zoning: **RS-1**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Gross Taxes: **\$2,206.49**
 Flood Plain: Full Baths: **1** For Tax Year: **2021**
 Approval Req?: Half Baths: **0** Tax Inc. Utilities?: **No**
 Exposure: Maint. Fee: **\$371.81** P.I.D.: **026-713-322**
 If new, GST/HST inc?:
 Mgmt. Co's Name: **Rancho Management**
 Mgmt. Co's Phone: **604-331-4227**
 View: **Yes: Vibrant City View**
 Complex / Subdiv: **FREESIA**
 Services Connected: **Electricity, Water**

| | | | |
|------------------------------------------|-------------------------------------|--------------------------------------------|-----------------------------------|
| Style of Home: 1 Storey | Total Parking: 1 | Covered Parking: 1 | Parking Access: Lane |
| Construction: Concrete | Parking: Garage; Underground | | Locker: N |
| Exterior: Other | | | Dist. to School Bus: |
| Foundation: | Reno. Year: | Dist. to Public Transit: | Dist. to School Bus: |
| Rain Screen: | R.I. Plumbing: | Units in Development: 185 | Total Units in Strata: 185 |
| Renovations: | R.I. Fireplaces: 0 | Title to Land: Freehold Strata | |
| Water Supply: City/Municipal | # of Fireplaces: 0 | Seller's Interest: Registered Owner | |
| Fireplace Fuel: | | Property Disc.: Yes | |
| Fuel/Heating: Baseboard, Electric | | Fixtures Leased: No | |
| Outdoor Area: Patio(s) | | Fixtures Rmvd: No | |
| Type of Roof: Other | | Floor Finish: Mixed | |

Maint Fee Inc: **Garbage Pickup, Gas, Hot Water, Management**
 Legal: **STRATA LOT 168, PLAN BCS1903, 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 1 OR V, AS**
 Amenities: **Bike Room, Elevator, Exercise Centre, In Suite Laundry**

Site Influences:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-------------|--------------|-------|------|------------|-------|------|------------|
| Main | Bedroom | 10'0 x 9'10 | | | x | | | x |
| Main | Dining Room | 8'0 x 10'8 | | | x | | | x |
| Main | Living Room | 10'11 x 9'10 | | | x | | | x |
| Main | Kitchen | 7'8 x 8'6 | | | x | | | x |
| Main | Den | 9'1 x 4'5 | | | x | | | x |
| Main | Solarium | 8'3 x 7'3 | | | x | | | x |
| Main | Patio | 9'6 x 4'8 | | | x | | | x |
| | | | | | x | | | x |
| | | | | | x | | | x |
| | | | | | x | | | x |

| | | | | | | | | |
|--------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------|-----------------------|------|-------|-------------|----------|----------------|
| Finished Floor (Main): 708 | # of Rooms: 7 | # of Kitchens: 1 | # of Levels: 1 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 0 | Crawl/Bsmt. Height: | | | 1 | Main | 3 | No | 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): 708 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| | Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed, Rentals Allwd w/Restrctns | | | 5 | | | | Door Height: |
| Unfinished Floor: 0 | Basement: None | | | 6 | | | | |
| Grand Total: 708 sq. ft. | | | | 7 | | | | |
| | | | | 8 | | | | |

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

RE/MAX Crest Realty

2002 - 1082 Seymour, V6B 1X9, Welcome to the Sub PH at Fresia by Magellen Developments. Spectacular One Bedroom + Den 708 sf corner unit with tons of natural light from the floor to ceiling windows. Den/Solarium can be served as a second bedroom. Open concept kitchen into the living room with stainless appliances, granite counters. Amenities incl community garden, gym, meeting rooms, rooftop terrace, bike storage and visitor parking. Fantastic location with just a few steps away from Emery Barnes Park & a short walk to Gran St Entertainment District, Nesters Mkt, Shoppers Drug, Orpheum Theatre, art gallery, cinemas, seawall & Canada Line (Yaletown-Rndhse). Pets Allowed with Restrictions, Rentals OK. Contingency reserve \$393K, Ins Deductible \$50K. Building Features 24 Hr Concierge. Sorry no



2002-1082 SEYMOUR ST Vancouver BC V6B 1X9

| | | | | | | | |
|-------------------------|------------------------|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|----------------------|------------------------------------|
| PID | 026-713-322 | Legal Description | STRATA LOT 168 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS1903 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 | Plan | BCS1903 | | | | |
| Registered Owner | JA*, B* | Community Plans(s) | NCP: Downtown, not in ALR | | | | |
| Floor Area | 708 Ft ² | Max Elevation | 24.21 m | Year Built | 2006 | Transit Score | 100 / Rider's Paradise |
| Lot Size | - | Min Elevation | 22.67 m | Bedrooms | 1 | WalkScore | 99 / Walker's Paradise |
| Dimensions | - | Annual Taxes | \$2,206.49 | Bathrooms | 1 | Structure | STRATA-LOT RESIDENCE (CONDOMINIUM) |

MLS HISTORY

| | Status (Date) | DOM | LP/SP | Firm |
|----------|-----------------------|-----|---------------|---------------------|
| R2692751 | Active 25/05/2022 | 1 | \$699,900 / - | RE/MAX Crest Realty |
| R2664891 | Terminated 25/05/2022 | 70 | \$799,900 / - | RE/MAX Crest Realty |
| R2323990 | Terminated 26/02/2019 | 39 | \$699,000 / - | RE/MAX Crest Realty |

APPRECIATION

| | Date | (\$) | % Change |
|---------------|------------|-----------|----------|
| List Price | 25/05/2022 | \$699,900 | 138.22 % |
| Sales History | 05/07/2006 | \$293,800 | |

ASSESSMENT

| | 2021 | 2022 | % Change |
|----------|-----------|-----------|----------|
| Building | \$174,000 | \$178,000 | 2.30 % |
| Land | \$581,000 | \$597,000 | 2.75 % |
| Total | \$755,000 | \$775,000 | 2.65 % |

SCHOOL CATCHMENT

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

DEVELOPMENT APPLICATIONS

Application Type: Rezoning Application
 Date: Jan 21 2022
 Dev App: 1002-1052 Seymour St and 550 Nelson St
 Code: 1002-1052 Seymour St and 550 Nelson St
 Comment: Application Received
 Description: This rezoning application proposes to change the zoning from DD (Downtown) to CD-1 (Comprehensive Development) to enable the conversion of 3.99 FSR of residential use (strata) floor area to...

The enclosed information, while deemed to be correct, is not guaranteed.

Detailed Tax Report

Property Information

| | | | |
|---------------------|----------------------------|---------------------|-------------------|
| Prop Address | 1082 SEYMOUR ST UNIT# 2002 | Jurisdiction | CITY OF VANCOUVER |
| Municipality | CITY OF VANCOUVER | Neighborhood | DOWNTOWN SOUTH |
| Area | VANCOUVER WEST | SubAreaCode | VVWDT |
| PropertyID | 026-713-322 | BoardCode | V |
| PostalCode | V6B 1X9 | | |

Property Tax Information

| | | | |
|-----------------------|-----------------|---------------------------|------------|
| TaxRoll Number | 029134606920168 | Gross Taxes | \$2,206.49 |
| Tax Year | 2021 | Tax Amount Updated | 06/16/2021 |

More PIDS

026-713-322

More PIDS2

Legal Information

| PlanNum | Lot | Block | LotDist | LandDist | Section | Twnship | Range | Meridian |
|---------|-----|-------|---------|----------|---------|---------|-------|----------|
| BCS1903 | 168 | | 541 | 36 | | | | |

Legal FullDescription

STRATA LOT 168, PLAN BCS1903, 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 1 OR V, AS APPROPRIATE

Land & Building Information

| | | | |
|------------------------|---------------------------------------|-----------------|------------------------------|
| Width | | Depth | |
| Lot Size | | Land Use | |
| Actual Use | STRATA-LOT RESIDENCE (CONDOMINIUM) | | |
| Year Built | 2006 | | |
| BCA Description | STRATA APARTMENT - HI-RISE | Zoning | DD COMPREHENSIVE DEVELOPMENT |
| WaterConn | | | |
| BCAData Update | 04/07/2022 | | |

Supplementary Property Info

| | | | |
|-------------------|---|-------------------|---|
| BedRooms | 1 | Foundation | |
| Full Bath | 1 | Half Bath2 | |
| Half Bath3 | | Stories | |
| Pool Flg | | Carport | 0 |
| Garage S | 0 | Garage M | 0 |

Actual Totals

| Land | Improvement | Actual Total |
|--------------|--------------|--------------|
| \$597,000.00 | \$178,000.00 | \$775,000.00 |

Municipal Taxable Totals

| Gross Land | Gross Improve | Exempt Land | Exempt Improve | Municipal Total |
|--------------|---------------|-------------|----------------|-----------------|
| \$597,000.00 | \$178,000.00 | \$0.00 | \$0.00 | \$775,000.00 |

School Taxable Totals

| Gross LandSch | Gross ImproveSch | Exempt LandSch | Exempt ImproveSch | School Total |
|---------------|------------------|----------------|-------------------|--------------|
| \$597,000.00 | \$178,000.00 | \$0.00 | \$0.00 | \$775,000.00 |

Sales History Information

| Sale Date | Sale Price | Document Num | SaleTransaction Type |
|-----------|--------------|--------------|------------------------------------------|
| 7/5/2006 | \$293,800.00 | BA112973 | IMPROVED SINGLE PROPERTY TRANSACTION |
| 6/20/2006 | \$0.00 | BA519851 | REJECT - NOT SUITABLE FOR SALES ANALYSIS |

**Freesia
1082 Seymour
8th - 20th Floor**

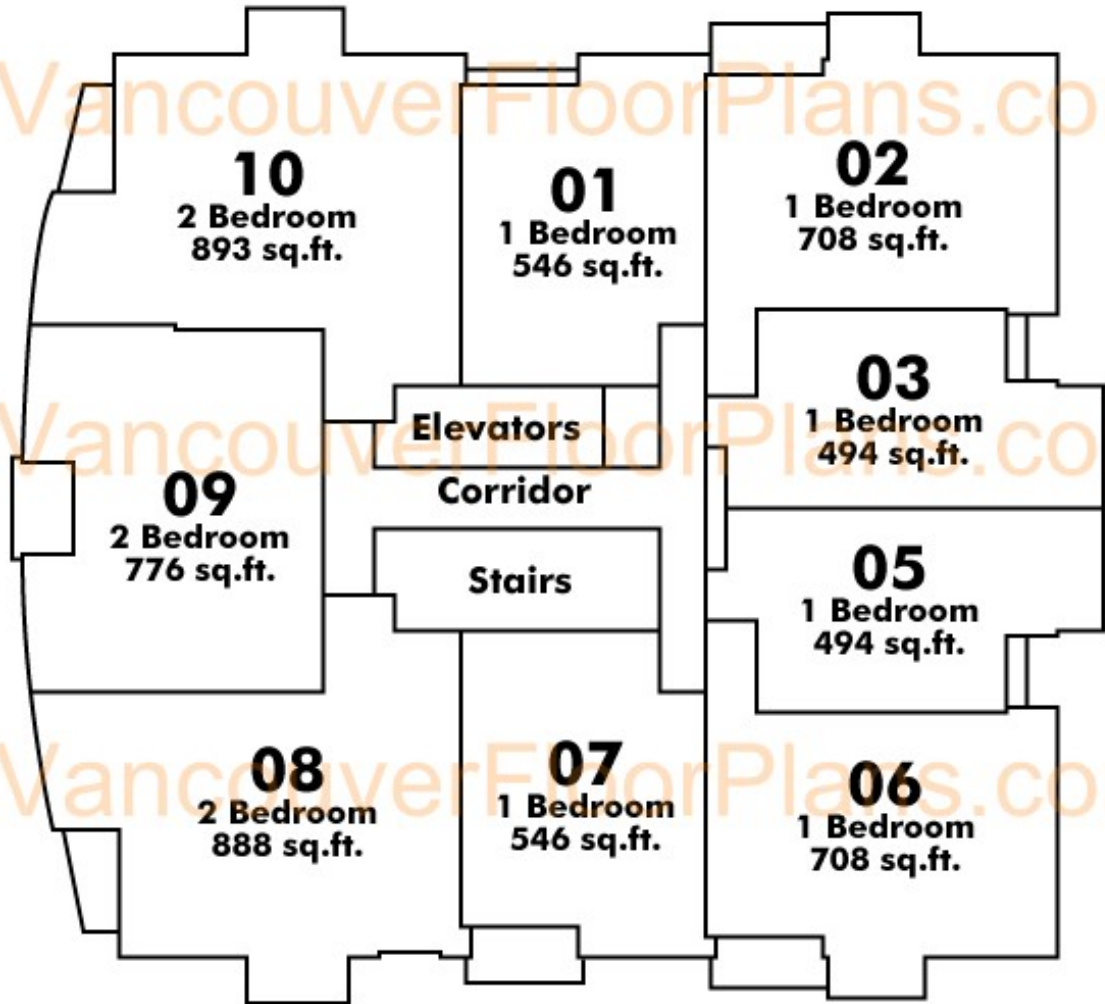


Map Produced by and is
Compliments of Les Twarog,
RE/MAX Crest Realty (Westside),
604-671-7000 COPYRIGHT ©



Seymour Street

Helmcken Street



Lane

[Click Here For Disclaimer](#)
The webmaster, RE/MAX Crest Realty (Westside) and/or Les Twarog are not held liable for any errors or omissions in this info sheet. The reader of this material to verify the accuracy of the content.



Map Produced by and is
 Compliments of Les Twarog
 and Sonja Pedersen, RE/MAX
 Crest Realty (Westside),
 604-671-7000 COPYRIGHT ©



**Click A
 Building
 To View**

Seymour Street

Freesia
 1082 Seymour
 Refer. #142
 18-Storey

Lane

Helmcken Street

Nelson Street

**Click The
 Camera For
 Virtual Tour**

Miro
 1001 Richards
 Refer. #120
 24-Storey

Richards Street

Click Here For Disclaimer

The webmaster, RE/MAX Crest Realty (Westside), Les Twarog and/or Sonja Pedersen are not held liable for any errors or omissions in this info sheet. The reader of this material to verify the accuracy of the content.

Gallery
 1010 Richards
 Refer. #121
 23-Storey

Lane

Domus
 1055 Homer
 Refer. #110
 27-Storey

Bentley
 1001 Homer
 Refer. #138
 24-Storey

Homer Street

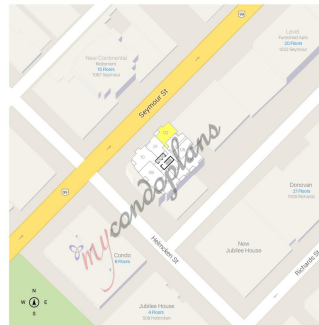
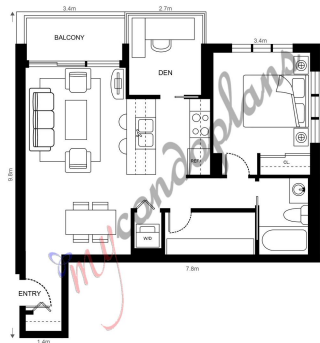


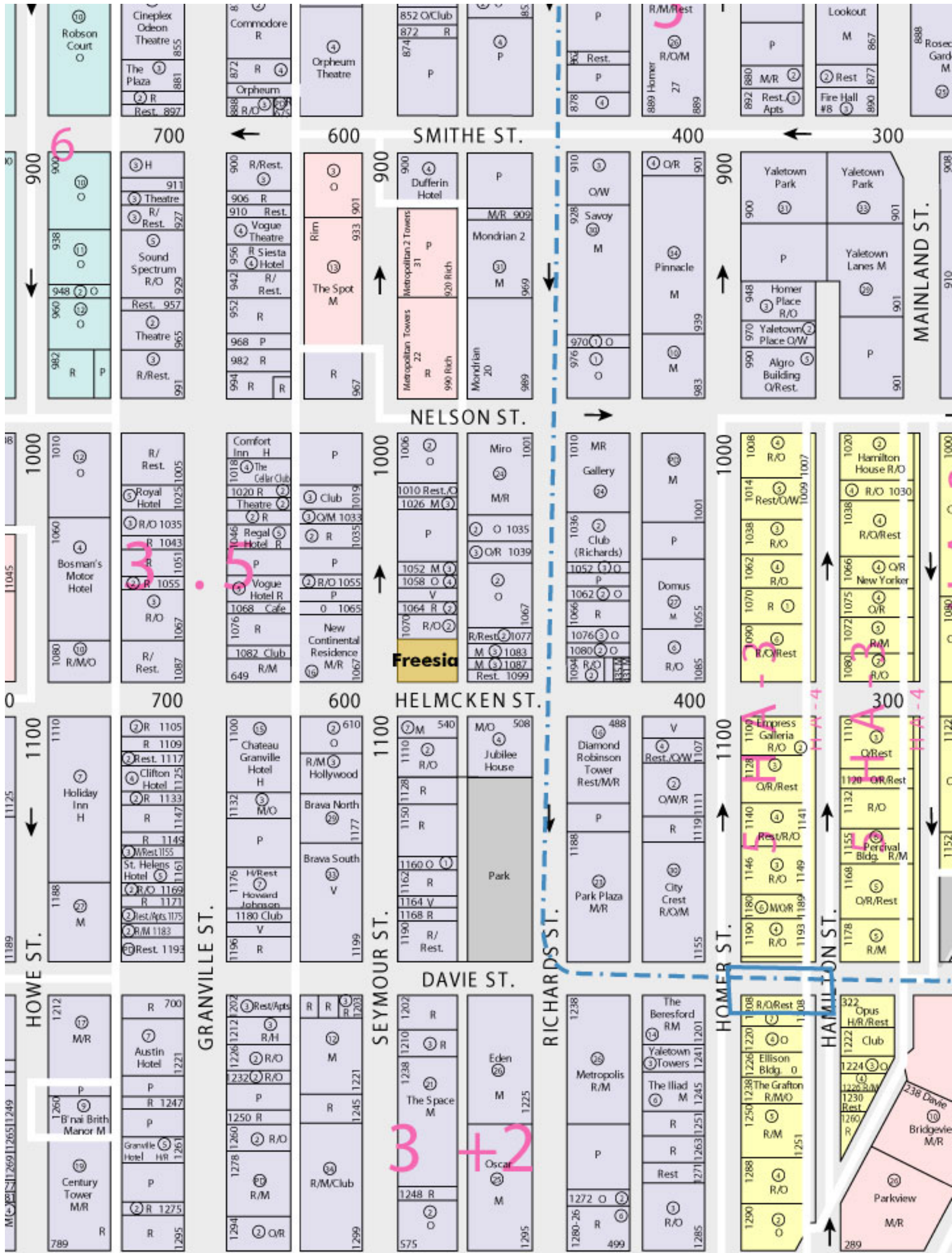
freesia

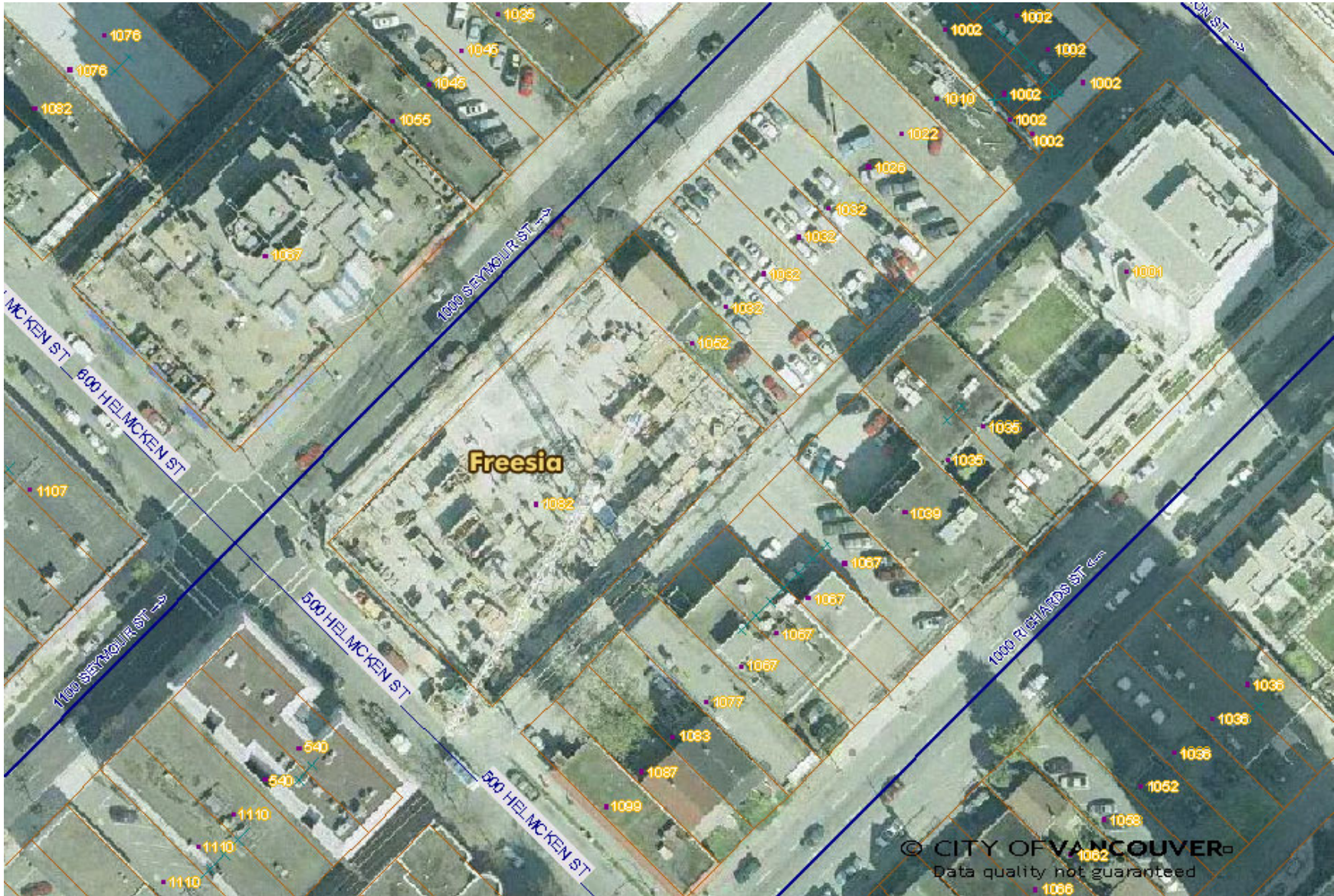
VANCOUVER

BRITISH
COLUMBIA

ADDRESS 1882 Seymour Street
Unit: 02 Floor: S-202
DETAILS bed: 1 bath: 1
stories: 1
living area: 710 sqft 66 sqm









604.706.1710

BC Condos & Homes Team

www.bccondosandhomes.com | sales@bccondosandhomes.com



R2692751

Active
Apartment/Condo
Residential Attached

2002 1082 SEYMOUR STREET

Vancouver West
Downtown VW
FREESIA

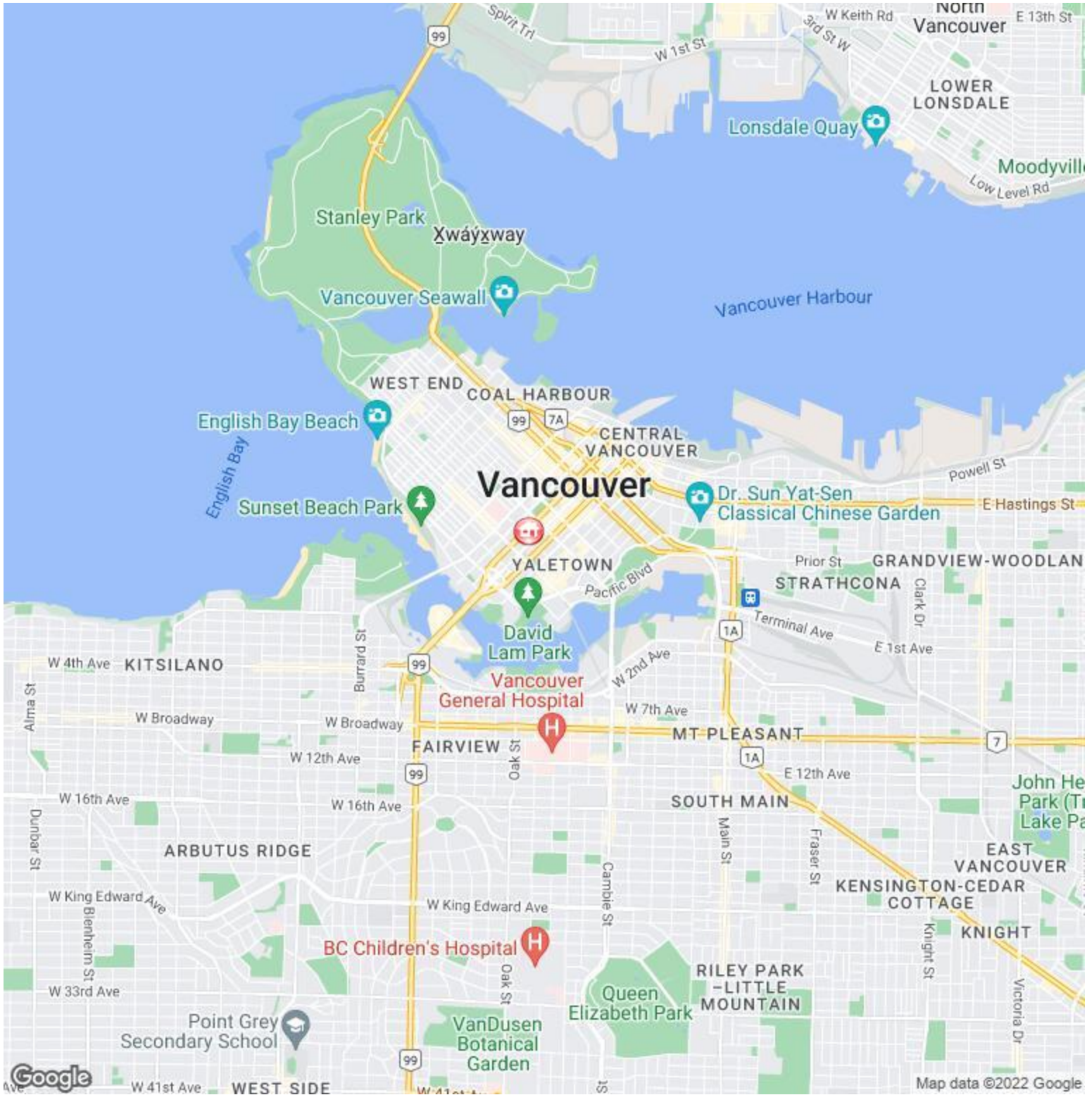
\$699,900 (LP)

(SP)

\$988.56 L\$/SF

S\$/SF

Sold Date:



Map data ©2022 Google

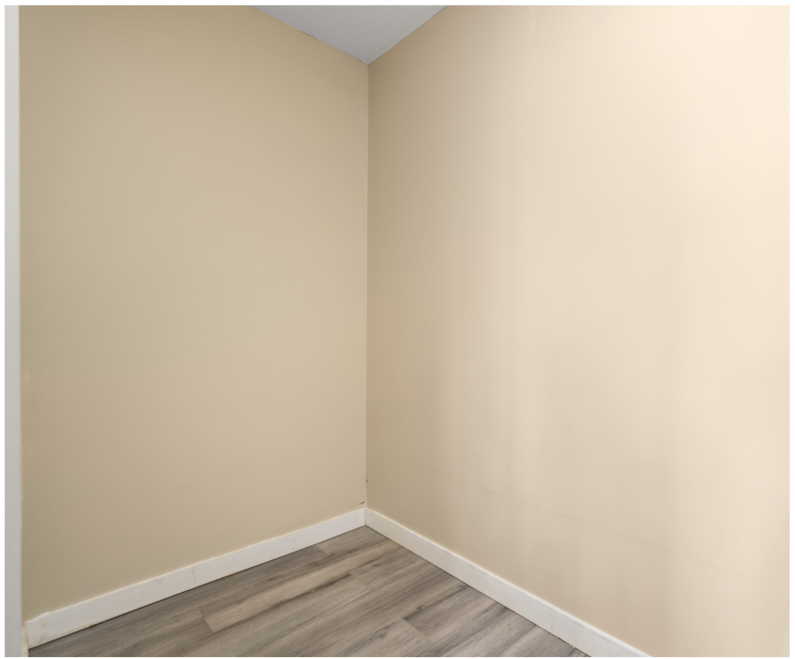
RE/MAX Crest Realty

05/26/2022 12:59 AM

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











604.706.1710

BC Condos & Homes Team

www.bccondosandhomes.com | sales@bccondosandhomes.com



Breaking News: Check out the most popular website in the Lower Mainland www.BCCondosandHomes.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



BEAUTIFUL GEM IN YALETOWN 1707-1188 Howe Street \$758,000

This Yaletown beautiful find is 800sf with 2 Bed, 2 Bath plus den and renovated bathrooms. An open concept living area with great building amenities including swimming pool, hot tub, gym, party room. Unit includes 1 parking & 1 storage locker and laundry facilities on the 2nd floor, rental allowed.



SOUTHLANDS 4200 SF 3 LEVEL TH 7353 Yew Street \$3,200,000

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.



Welcome aboard to the growing BC Condos and Homes Team. Our new web site with the same name is gaining huge traffic, we get 4,000-5,000 unique Visitors per day from the 13,000 buildings that we have on line (and growing) Call any of us for all your real estate needs at 604-706-1710.



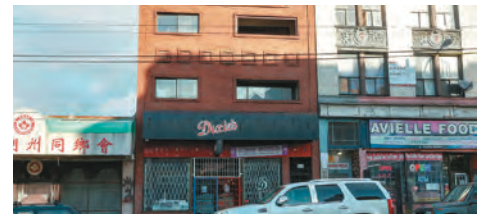
COAL HARBOUR - HARBOURSIDE PARK 702-588 Broughton Street \$1,290,000

NW corner 942 SF 2 BD 2 BA w/ views of water. Finishing's incl. granite countertops, wood cabinets, SS appliances & expansive windows. Avail. fully furnished w/high quality custom furniture. Luxury amenities incl. gym, ID pool, and hot tub.



"WOODWARDS" IN GASTOWN 2710-128 W. Cordova Street \$1,290,000

Modern 2 BD 2 BA NW corner 1150 SF Unit with breathtaking views of the city, water & mountains. Finishes/Features incl. S/S appliances, gas cooktop, HW Flrs, spa-like master bath w/soaker tub, separate shower & spacious outdoor view balcony.



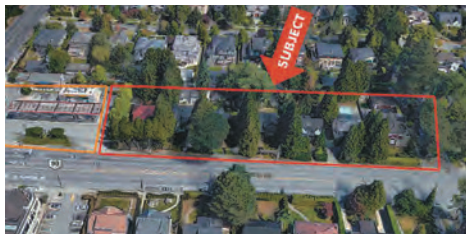
CASH COW - HASTINGS & MAIN 337-339 E. Hastings \$2,100,000

6166 s/f mixed use 3 level 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 info.



WATERFRONT LOTS, SHUSWAP FIVE 2A LOTS + ONE 33A LOT (\$350-\$650K)

Total of 6 Waterfront Lots available - most are approximately 2 Acres in size. All are waterfront. They also have road access via a forestry logging road. More Info at www.ansteyarm.ca



41ST & GRANVILLE DEV. SITE 5800 Block Granville \$20M

Rental development site with a 2.2 FSR. Currently there are 5 homes on 8500 s/f lots. There is a potential to acquire the other 2 homes on either side. Call for more details.

| 701 | | 703 | | 705 | | 709 | | 711 | | 715 | |
|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| 810 | 850 | 810 | 850 | 810 | 850 | 810 | 850 | 810 | 850 | 810 | 850 |
| 208 | 219 | 208 | 219 | 208 | 219 | 208 | 219 | 208 | 219 | 208 | 219 |
| 10,350 sf | 10,350 sf | 10,350 sf | 10,350 sf | 10,350 sf | 10,350 sf | 10,350 sf | 10,350 sf | 10,350 sf | 10,350 sf | 10,350 sf | 10,350 sf |
| 327 | 327 | 327 | 327 | 327 | 327 | 327 | 327 | 327 | 327 | 327 | 327 |

| 683 Leighton | | 698 | | 700 | | 702 | | 704 | | 708 | | 712 | | 718 | |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| 810 | 810 | 810 | 810 | 810 | 810 | 810 | 810 | 810 | 810 | 810 | 810 | 810 | 810 | 810 | 810 |
| 19215 sf | 19215 sf | 19215 sf | 19215 sf | 19215 sf | 19215 sf | 19215 sf | 19215 sf | 19215 sf | 19215 sf | 19215 sf | 19215 sf | 19215 sf | 19215 sf | 19215 sf | 19215 sf |
| 6.85 acres | 6.85 acres | 6.85 acres | 6.85 acres | 6.85 acres | 6.85 acres | 6.85 acres | 6.85 acres | 6.85 acres | 6.85 acres | 6.85 acres | 6.85 acres | 6.85 acres | 6.85 acres | 6.85 acres | 6.85 acres |
| 10,350 sf | 10,350 sf | 10,350 sf | 10,350 sf | 10,350 sf | 10,350 sf | 10,350 sf | 10,350 sf | 10,350 sf | 10,350 sf | 10,350 sf | 10,350 sf | 10,350 sf | 10,350 sf | 10,350 sf | 10,350 sf |
| 327 | 327 | 327 | 327 | 327 | 327 | 327 | 327 | 327 | 327 | 327 | 327 | 327 | 327 | 327 | 327 |

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
www.lestwarog.com



SHAUGHNESSY PROPERTIES

VANCOUVER LUXURY HOMES

www.shaughnessyproperties.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



SHAUGHNESSY 27,000 S/F LOT
 1080 Wolfe \$11,000,000

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. Go to website for more info.



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 Shaughnessy. 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.