



**R2701588**

**Active**

Apartment/Condo  
 Residential Attached

**810 2799 YEW STREET**

Vancouver West

Kitsilano

**Tapestry**

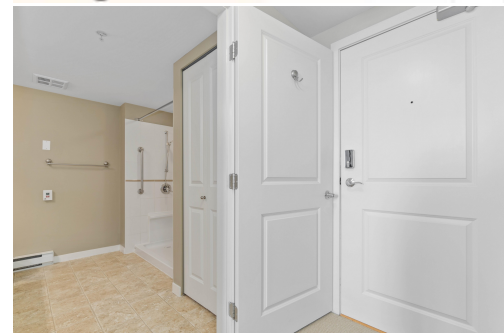
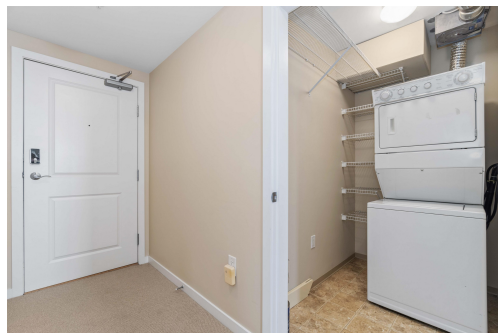
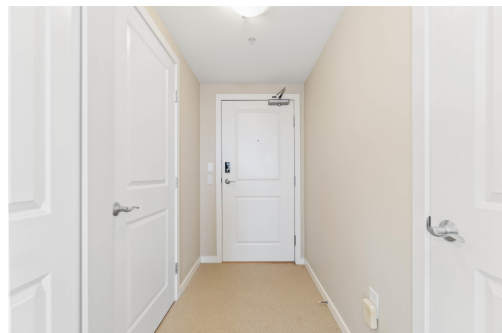
**\$635,000** (LP)

(SP)

**\$885.63** L\$/SF

S\$/SF

Sold Date:



**Total Bedrooms** 1  
**Total Baths** 1  
**FIARTotFin** 717  
**BB** Southeast  
**Outdoor Area** RFDK  
**View** Yes  
**View - Specify** Treed Outlook

**Approx. Year Built** 2003  
**Tot Units in Strata Plan** 42  
**Mgmt. Co Name** TRIBE MANAGEMENT INC.  
**Mgmt. Co Phone#** 604-635-5000  
**Parking Places - Total** 1  
**Parking Places - Covered** 1

**Days On Market** 3  
**Occupancy** Vacant  
**Gross Taxes** \$1,925.93  
**Maintenance Fee** \$360.00  
**Locker** Yes  
**Maint Fee Includes** Caretaker, Garbage Pickup,

This unique, loft inspired suite with 15' ceilings is located on the premier top (8th) floor in the replica of the original O'Keefe Brewery architectural tower. Lots of natural light with south/east open sky tree-top views. Features include full kitchen w/pantry, living/dining area with a gas fireplace, bedroom with walk-in closet, spacious bathroom with linen closet, plus in-suite-laundry. Own your own condo in this desirable 60+ independent living community. Tapestry is retirement living at its best with first-class amenities and services. Some of the amenities include a restaurant, pub, spa, fitness centre, rooftop deck with stunning views and putting green, library, movie theatre, business centre all in this convenient central Kitsilano location. Easy to show!

RE/MAX Crest Realty

06/22/2022 10:50 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"





604.671.7000

# Condos & Homes Team

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Sold Date: Frontage (feet): Approx. Year Built: **2003**  
 Meas. Type: Frontage (metres): Age: **19**  
 Depth / Size (ft.): Bedrooms: **1** Zoning: **RES**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Gross Taxes: **\$1,925.93**  
 Flood Plain: Full Baths: **1** For Tax Year: **2021**  
 Approval Req?: Half Baths: **0** Tax Inc. Utilities?:  
 Exposure: **Southeast** Maint. Fee: **\$360.00** P.I.D.: **025-539-426**  
 If new, GST/HST inc?:  
 Mgmt. Co's Name: **TRIBE MANAGEMENT INC.**  
 Mgmt. Co's Phone: **604-635-5000**  
 View: **Yes: Treed Outlook**  
 Complex / Subdiv: **Tapestry**  
 Services Connected: **Electricity, Natural Gas**

Style of Home: **Upper Unit**  
 Construction: **Concrete**  
 Exterior: **Brick, Mixed, Stucco**  
 Foundation:  
 Rain Screen: **Full**  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Electric, Natural Gas**  
 Outdoor Area: **Rooftop Deck**  
 Type of Roof: **Torch-On**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**  
 Parking: **Garage; Underground, Visitor Parking**  
 Locker: **Y**  
 Dist. to Public Transit:  
 Units in Development: **109** Dist. to School Bus:  
 Title to Land: **Freehold Strata** Total Units in Strata: **42**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 Fixtures Leased: :  
 Fixtures Rmvd: :  
 Floor Finish: **Mixed, Tile, Carpet**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water**  
 Legal: **STRATA LOT 38, PLAN BCS171, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, UNDIV 65/3414 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT**  
 Amenities: **Community Meals, Elevator, Exercise Centre, Garden, In Suite Laundry, Independent living, Recreation Center, Storage, Weekly Housekeeping, Concierge**  
 Site Influences: **Adult Oriented, Central Location, Lane Access, Recreation Nearby, Retirement Community, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Smoke Alarm, Sprinkler - Fire, Vaulted**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'10 x 5'10			x			x
Main	Dining Room	7'2 x 10'4			x			x
Main	Living Room	11'2 x 10'4			x			x
Main	Master Bedroom	14'5 x 9'7			x			x
Main	Foyer	6' x 4'4			x			x
Main	Laundry	6'2 x 4'1			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>717</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age: <b>OTHER</b>			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Y</b>	Dogs: <b>Y</b>	3				Pool:
Finished Floor (Total): <b>717 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: <b>Age Restrictions, Pets Allowed</b>			5				Door Height:
Unfinished Floor: <b>0</b>	<b>w/Rest., Rentals Allwd w/Restrctns</b>			6				
Grand Total: <b>717 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

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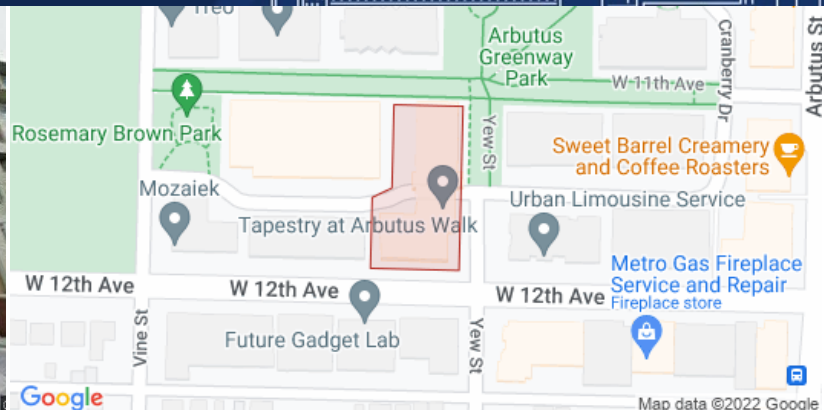


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## 810-2799 YEW ST Vancouver BC V6K 4W2

PID	025-539-426			Legal Description	STRATA LOT 38 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS171 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 (341) - 2790 Vine Street			Plan	BCS171		
Registered Owner	GO*, G*			Community Plans(s)	NCP: <i>Kitsilano</i> , not in ALR		
Floor Area	704 Ft²	Max Elevation	36.32 m	Year Built	2001	Transit Score	75 / Excellent Transit
Lot Size	-	Min Elevation	33.99 m	Bedrooms	1	WalkScore	89 / Very Walkable
Dimensions	-	Annual Taxes	\$1,925.93	Bathrooms	1	Structure	STRATA-LOT RESIDENCE (CONDOMINIUM)

### MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2701588	Active 20/06/2022	2	\$635,000 / -	RE/MAX Crest Realty
R2619783	Sold 08/02/2022	140	\$599,000 / \$560,000	Dexter Realty
R2534721	Expired 31/07/2021	181	\$659,900 / -	Dexter Realty

### APPRECIATION

	Date	(\$)	% Change
List Price	20/06/2022	\$635,000	13.39 %
Sales History	08/03/2022	\$560,000	6.67 %
	19/12/2013	\$525,000	122.12 %
	17/01/2003	\$236,356	

### ASSESSMENT

	2021	2022	% Change
Building	\$202,000	\$211,000	4.46 %
Land	\$457,000	\$479,000	4.81 %
Total	\$659,000	\$690,000	4.70 %

### SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	General Gordon	Kitsilano
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®.



## Detailed Tax Report

Property Information								
Prop Address	2799 YEW ST UNIT# 810				Jurisdiction	CITY OF VANCOUVER		
Municipality	CITY OF VANCOUVER				Neighborhood	KITSILANO		
Area	VANCOUVER WEST				SubAreaCode	VWVKT		
PropertyID	025-539-426				BoardCode	V		
PostalCode	V6K 4W2							
Property Tax Information								
TaxRoll Number	002087664970038				Gross Taxes	\$1,925.93		
Tax Year	2021				Tax Amount Updated	06/16/2021		
More PIDS								
025-539-426								
More PIDS2								
Legal Information								
PlanNum	Lot	Block	LotDist	LandDist	Section	Twntship	Range	Meridian
BCS171	38		526	36				
Legal FullDescription								
STRATA LOT 38, PLAN BCS171, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, UNDIV 65/3414 SHARE IN COM PROP THEREIN 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	2001							
BCA Description	STRATA APARTMENT - HI-RISE				Zoning	CD-1 (341) COMPREHENSIVE DEVEL		
WaterConn								
BCADData 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		
\$479,000.00			\$211,000.00			\$690,000.00		
Municipal Taxable Totals								
Gross Land		Gross Improve		Exempt Land		Exempt Improve		Municipal Total
\$479,000.00		\$211,000.00		\$0.00		\$0.00		\$690,000.00
School Taxable Totals								
Gross LandSch		Gross ImproveSch		Exempt LandSch		Exempt ImproveSch		School Total
\$479,000.00		\$211,000.00		\$0.00		\$0.00		\$690,000.00
Sales History Information								
Sale Date		Sale Price		Document Num		SaleTransaction Type		
3/8/2022		\$560,000.00		CA9770277		IMPROVED SINGLE PROPERTY TRANSACTION		
12/19/2013		\$525,000.00		CA3517306		IMPROVED SINGLE PROPERTY TRANSACTION		
1/17/2003		\$236,356.00		BV17658		IMPROVED SINGLE PROPERTY TRANSACTION		



12/4/2002	\$0.00	BT447098	REJECT - NOT SUITABLE FOR SALES ANALYSIS
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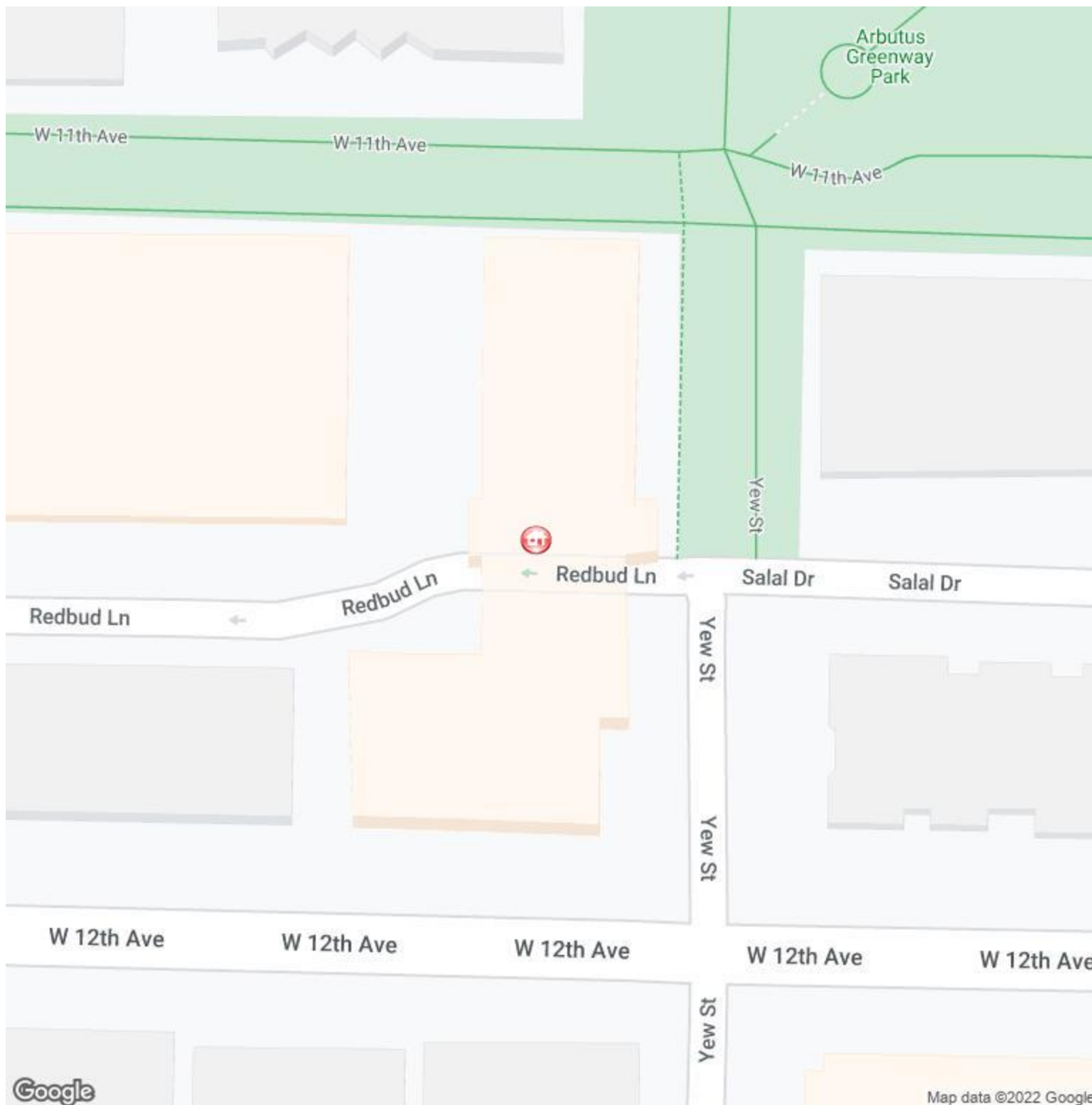
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Google

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