



604.671.7000

**BC Condos & Homes Team**

www.bccondosandhomes.com | sales@bccondosandhomes.com

**R2713336****Active**Apartment/Condo  
Residential Attached**502 198 AQUARIUS MEWS**

Vancouver West

Yaletown

**AQUARIUS MEWS****\$928,000** (LP)

(SP)

**\$1,186.70** L\$/SF

S\$/SF

Sold Date:



**Total Bedrooms** 1  
**Total Baths** 1  
**FIARTotFin** 782  
**Outdoor Area** BALC  
**View** Yes  
**View - Specify** CITY

**Approx. Year Built** 2000  
**Tot Units in Strata Plan**  
**Mgmt. Co Name**  
**Mgmt. Co Phone#**  
**Parking Places - Total** 1  
**Parking Places - Covered** 1  
**Bylaw Restrictions** Pets Allowed w

**Days On Market** 22  
**Occupancy** Owner  
**Gross Taxes** \$2,103.19  
**Maintenance Fee** \$491.69  
**Locker** Yes  
**Maint Fee Includes** Caretaker, Garbage Pickup, Gas, Heat, Hot Water,

AQUARIUS Yaletown living in unique NE corner bright 1 Bedroom+ large Den unit. Fully renovated wide open views with floor to ceiling windows, New kitchen , washroom and laminate flooring. Large in-suite storage room and gas fireplace and stove. Excellent amenities with direct underground access to Urban Fare and medical building, pharmacy, 24/7 concierge, indoor pool, lagoon private garden, Fitness Club. Amazing location with seawall, parks, skytrain and restaurants at doorstep. Rare 6.5x13ft huge locker included. Existing family tenant could vacate or extend lease at \$2600 per month. Storage locker on P2 - #54. Parking stalls #53 (P2). Open House, Sunday August 14, 2-4 pm

RE/MAX Crest Realty

08/18/2022 11:01 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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**502 - 198 AQUARIUS MEWS**

VANCOUVER, BC

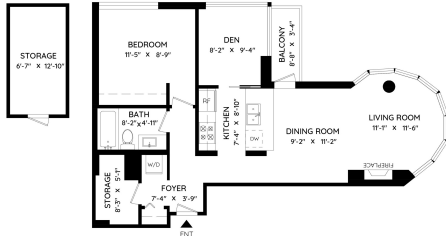
LIVING AREA 782 SQ.FT.

CEILING HEIGHT 8'-0"

BALCONY 32 SQ.FT.

STORAGE 101 SQ.FT.

TOTAL 133 SQ.FT.





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Sold Date:



Sold Date:

Meas. Type:

Depth / Size (ft.):

Lot Area (sq.ft.): **0.00**

Flood Plain:

Approval Req?:

Exposure:

If new, GST/HST inc?:

Mgmt. Co's Name:

Mgmt. Co's Phone:

View:

**Yes: CITY**Complex / Subdiv: **AQUARIUS MEWS**Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Frontage (feet):

Frontage (metres):

Bedrooms: **1**Bathrooms: **1**Full Baths: **1**Half Baths: **0**

Maint. Fee:

**\$491.69**Approx. Year Built: **2000**Age: **22**Zoning: **RES**Gross Taxes: **\$2,103.19**For Tax Year: **2022**Tax Inc. Utilities?: **No**P.I.D.: **024-521-736**Style of Home: **1 Storey**Construction: **Concrete**Exterior: **Glass, Metal**

Foundation:

Rain Screen:

Renovations:

Water Supply: **City/Municipal**Fireplace Fuel: **Gas - Natural**Fuel/Heating: **Radiant**Outdoor Area: **Balcony(s)**Type of Roof: **Tar & Gravel**Reno. Year: **2021**

R.I. Plumbing:

R.I. Fireplaces:

# of Fireplaces: **1**Total Parking: **1** Covered Parking: **1** Parking Access: **Front, Side**  
Parking: **Garage; Single, Garage; Underground**Locker: **Y**

Dist. to School Bus:

Total Units in Strata:

Dist. to Public Transit:

Units in Development:

Title to Land: **Freehold Strata**Seller's Interest: **Registered Owner**Property Disc.: **Yes**Fixtures Leased: **No**Fixtures Rmvd: **No**Floor Finish: **Hardwood**Maint Fee Inc: **Caretaker, Garbage Pickup, Gas, Heat, Hot Water, Management, Recreation Facility, Snow removal, Water**Legal: **STRATA LOT 194, PLAN LMS3903, DISTRICT LOT FC, 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**Amenities: **Bike Room, Club House, Elevator, Exercise Centre, Pool; Indoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub**Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Fireplace Insert, Microwave, Range Top, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'1" x 11'6"			x			x
Main	Dining Room	9'2" x 11'2"			x			x
Main	Kitchen	7'4" x 8'10"			x			x
Main	Bedroom	11'5" x 8'9"			x			x
Main	Den	8'2" x 9'4"			x			x
Main	Storage	8'3" x 5'1"			x			x
Main	Foyer	7'4" x 3'9"			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):

**782**

Finished Floor (Above):

**0**

Finished Floor (Below):

**0**

Finished Floor (Basement):

**0**

Finished Floor (Total):

**782 sq. ft.**

Unfinished Floor:

**0**

Grand Total:

**782 sq. ft.**# of Rooms: **7**# of Kitchens: **1**# of Levels: **1**

Crawl/Bsmt. Height:

Restricted Age:

# of Pets: **2**

Cats:

Dogs:

# or % of Rentals Allowed:

Bylaw Restrict: **Pets Allowed w/Rest., Rentals****Allwd w/Restrctns**Basement: **None**

Bath

Floor

# of Pieces

Ensuite?

Outbuildings

1

**Main****4****No**

Barn:

Workshop/Shed:

Pool:

Garage Sz:

Door Height:

2

3

4

5

6

7

8

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

**AQUARIUS Yaletown living in unique NE corner bright 1 Bedroom+ large Den unit. Fully renovated wide open views with floor to ceiling windows, New kitchen , washroom and laminate flooring. Large in-suite storage room and gas fireplace and stove. Excellent amenities with direct underground access to Urban Fare and medical building, pharmacy, 24/7 concierge, indoor pool, lagoon private garden, Fitness Club. Amazing location with seawall, parks, skytrain and restaurants at doorstep. Rare 6.5x13ft huge locker included. Existing family tenant could vacate or extend lease at \$2600 per month. Storage locker on P2 - #54. Parking stalls #53 (P2). Open House, Sunday August 14, 2-4 pm**

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## Detailed Tax Report

Property Information			
Prop Address	198 AQUARIUS ME UNIT# 502	Jurisdiction	CITY OF VANCOUVER
Municipality	CITY OF VANCOUVER	Neighborhood	FALSE CREEK NORTH
Area	VANCOUVER WEST	SubAreaCode	VVWYA
PropertyID	024-521-736	BoardCode	V
PostalCode	V6Z 2Y4		

Property Tax Information			
TaxRoll Number	030612157030194	Gross Taxes	\$2,103.19
Tax Year	2022	Tax Amount Updated	06/16/2022
More PIDS			
024-521-736			
More PIDS2			

Legal Information								
PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
LMS3903	194		FC	36				
Legal FullDescription								

STRATA LOT 194, PLAN LMS3903, DISTRICT LOT FC, 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

Land & Building Information			
Width		Depth	
Lot Size		Land Use	
Actual Use	STRATA-LOT RESIDENCE (CONDOMINIUM)		
Year Built	1999		
BCA Description	STRATA APARTMENT - HI-RISE	Zoning	CD-1 (324) 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
\$517,000.00	\$264,000.00	\$781,000.00

Municipal Taxable Totals				
Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$517,000.00	\$264,000.00	\$0.00	\$0.00	\$781,000.00

School Taxable Totals				
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$517,000.00	\$264,000.00	\$0.00	\$0.00	\$781,000.00

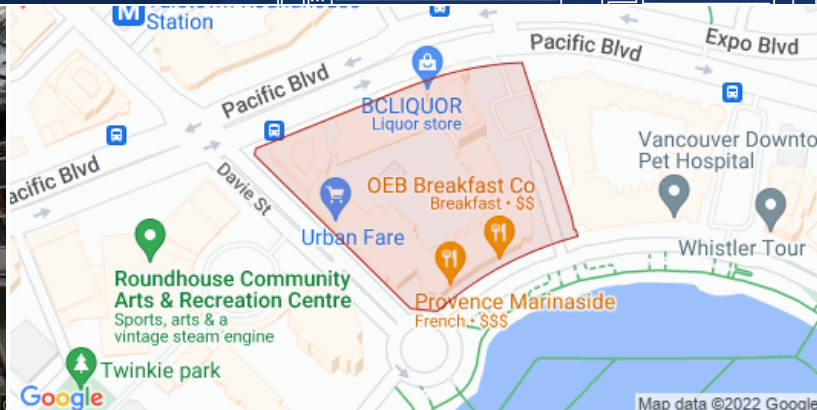
Sales History Information			
Sale Date	Sale Price	Document Num	SaleTransaction Type
12/10/2013	\$485,000.00	CA3500330	IMPROVED SINGLE PROPERTY TRANSACTION
2/15/2010	\$435,000.00	BB1451848	IMPROVED SINGLE PROPERTY TRANSACTION
3/27/2002	\$210,000.00	BT100578	IMPROVED SINGLE PROPERTY TRANSACTION



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## 502-198 AQUARIUS ME Vancouver BC V6Z 2Y4

PID	024-521-736	Legal Description	STRATA LOT 194 FALSE CREEK NEW WESTMINSTER DISTRICT STRATA PLAN LMS3903 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 (324) - 800-1100 Pacific Boulevard	Plan	LMS3903				
Registered Owner	LI*, A*	Community Plans(s)	NCP: Downtown, not in ALR				
Floor Area	770 Ft <sup>2</sup>	Max Elevation	7.45 m	Year Built	1999	Transit Score	100 / Rider's Paradise
Lot Size	-	Min Elevation	5.28 m	Bedrooms	1	WalkScore	94 / Walker's Paradise
Dimensions	-	Annual Taxes	\$2,103.19	Bathrooms	1	Structure	STRATA-LOT RESIDENCE (CONDOMINIUM)

### MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2713336	Active 28/07/2022	21	\$928,000 / -	RE/MAX Crest Realty
V1034445	Sold 04/11/2013	4	\$499,000 / \$485,000	Keller Williams Black Diamond
V793038	Sold 19/01/2010	99	\$459,000 / \$435,000	Sutton Group-West Coast Realty

### APPRECIATION

	Date	(\$)	% Change
List Price	28/07/2022	\$928,000	91.34 %
Sales History	10/12/2013	\$485,000	11.49 %
	15/02/2010	\$435,000	107.14 %
	27/03/2002	\$210,000	

### ASSESSMENT

	2021	2022	% Change
Building	\$242,000	\$264,000	9.09 %
Land	\$473,000	\$517,000	9.30 %
Total	\$715,000	\$781,000	9.23 %

### SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Elsie Roy	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®.



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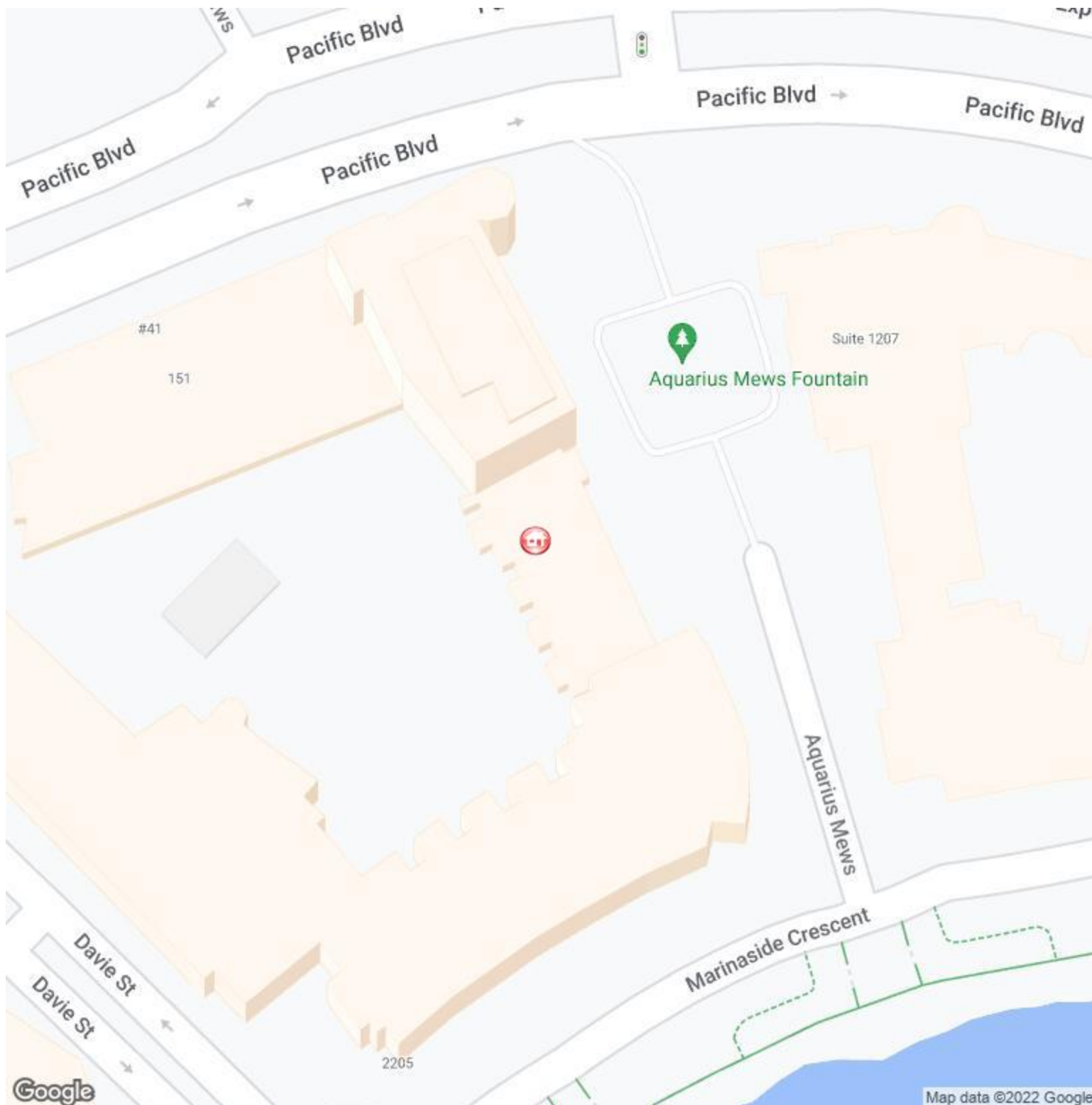
**\$928,000** (LP)

(SP)

**\$1,186.70** L\$/SF

S\$/SF

Sold Date:



Map data ©2022 Google

RE/MAX Crest Realty

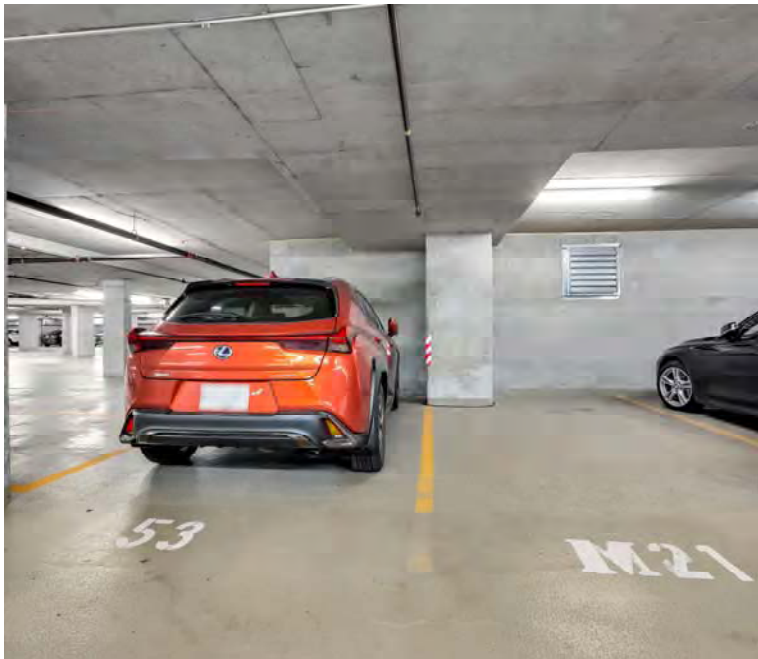
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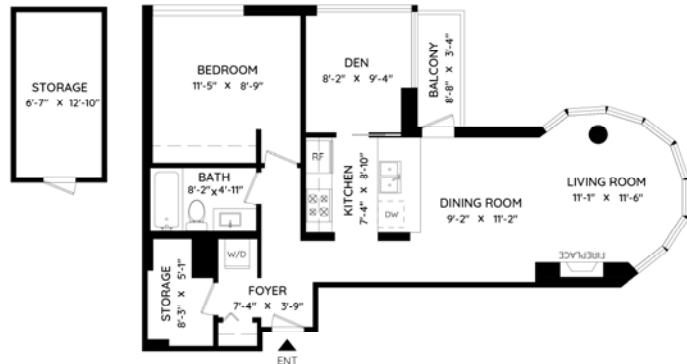






## 2 - 198 AQUARIUS MEWS VANCOUVER, BC

TOTAL AREA	782 SQ.FT.
FLOOR HEIGHT	8'-0"
COMMON AREA	32 SQ.FT.
RANGE	101 SQ.FT.
NET AREA	133 SQ.FT.



0ft 3ft 5ft

Not that your own use measurements are approximate. Please call us and we will be able to provide you with a more accurate measurement. We may include additional areas not suitable for construction. All dimensions are approximate.

keyplan  
plan your space

Booked on  
the PlanIt App™

# 502 - 198 AQUARIUS MEWS

VANCOUVER, BC

**RE/MAX**

**Marcie Panah**

Personal Real Estate Corporation

604 761 7546

marciepanah@bccondos.net

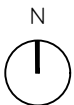
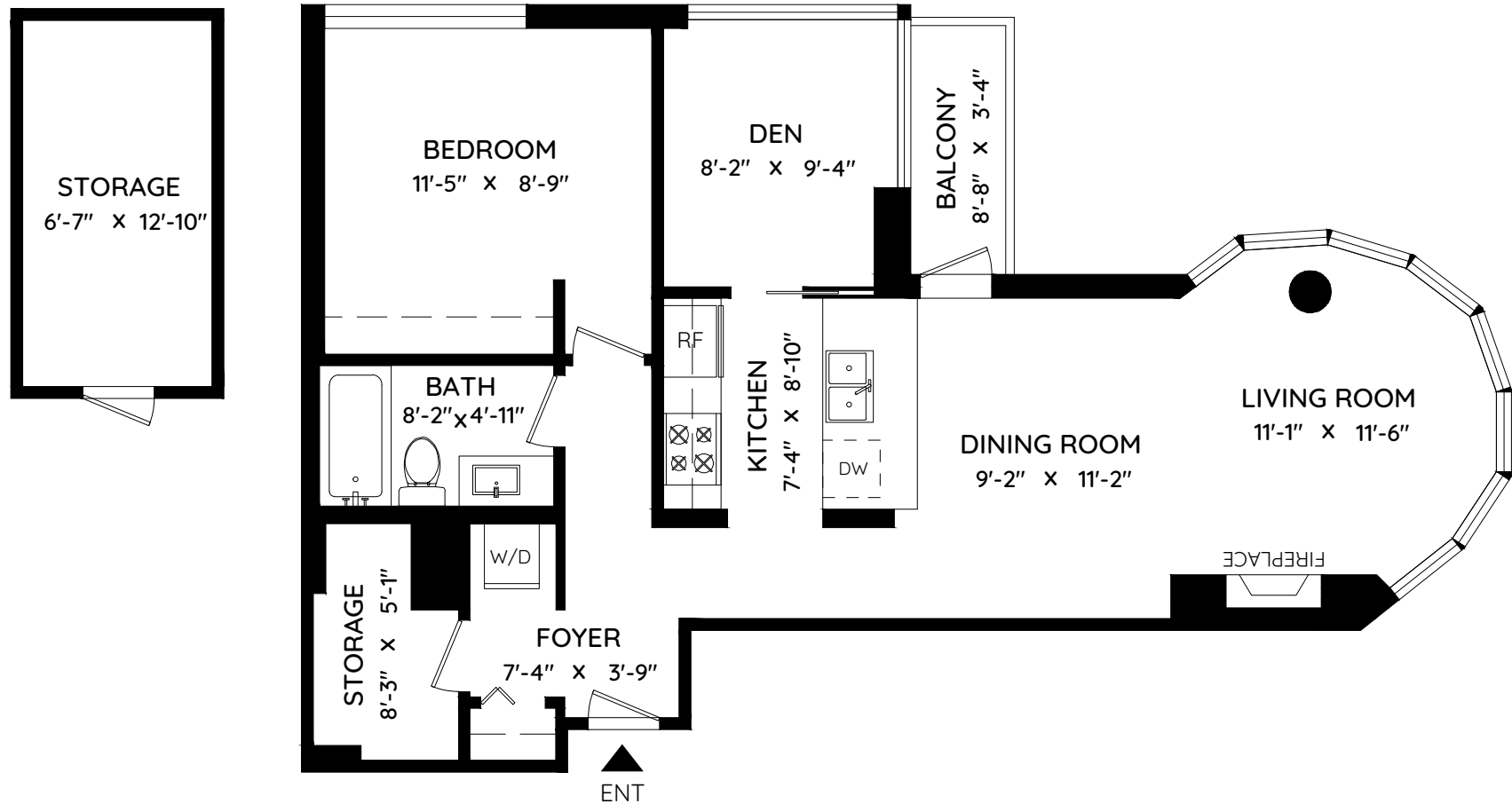
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CEILING HEIGHT 8'-0"

BALCONY 32 SQ.FT.

STORAGE 101 SQ.FT.

**TOTAL** 133 SQ.FT.



0 ft 3 ft 5 ft



The floor plan and the measurements are approximate within +/- 2% and are to be used for advertising usage only.  
May include unfinished area. Not suitable for architectural or construction. E&O Insured

**keyplan**  
plan your space

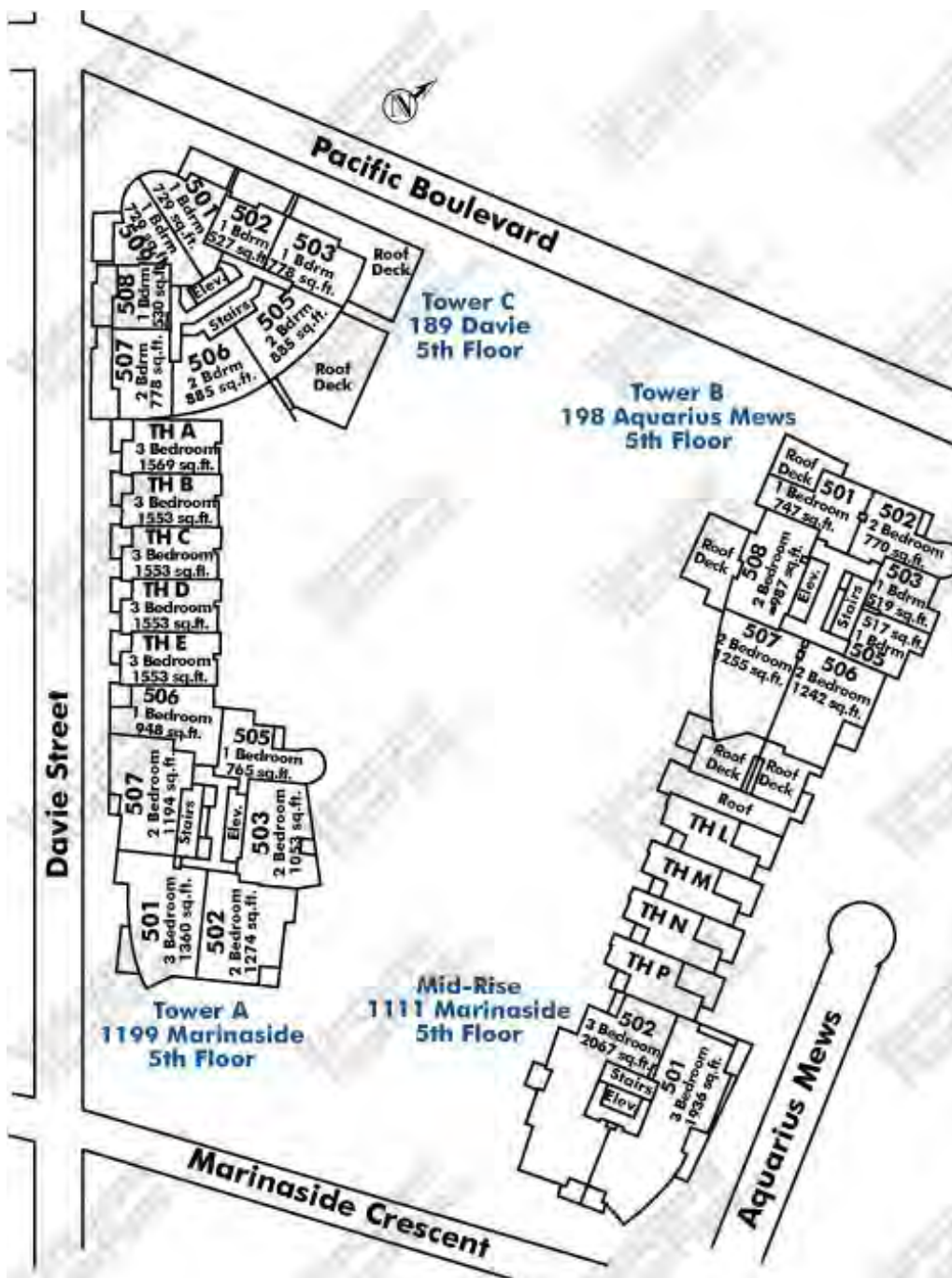
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the Pixilink App™





## Aquarius II

198 Aquarius Mews, Vancouver, BC, V6Z 2Y4



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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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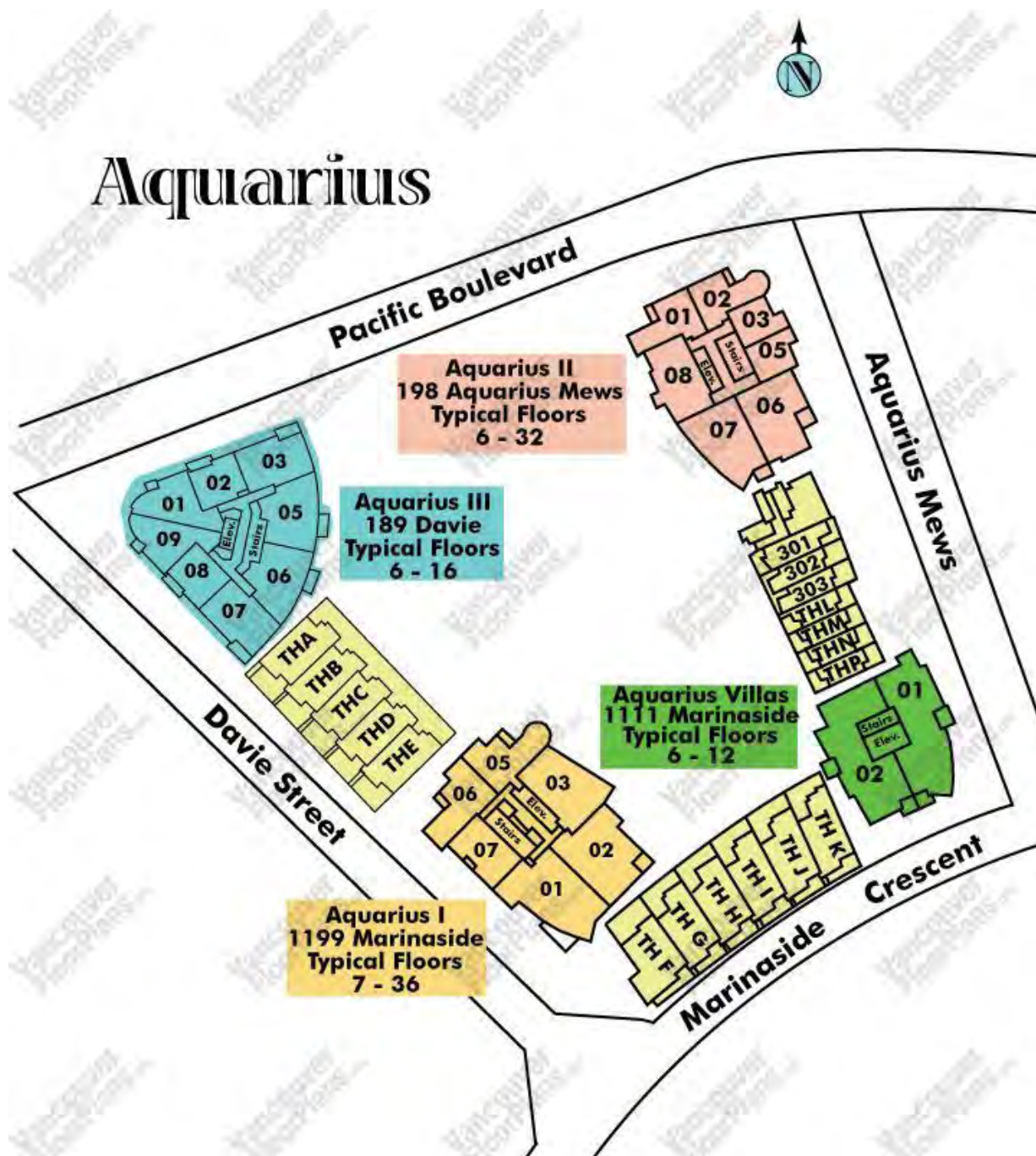
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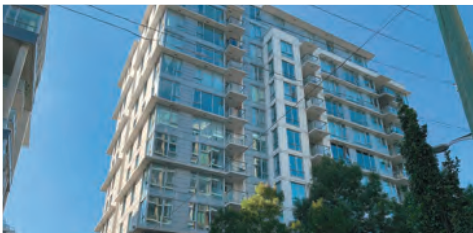
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www.BCCondosandHomes.com

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



**FOUNDRY - OLYMPIC VILLAGE GEM**  
607-1833 Crowe Street \$1,080,000

LEED certified in False Creek is a 2 Bed, 2 Bath w/den and in-suite storage located on the south/west corner courtyard with view. Features open kitchen with Caesar Stone countertops, Bosch appliances & 1 Parking stall. Tenanted for \$2400/mo till Dec 30, 2021.



**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 \$1,400,000

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.



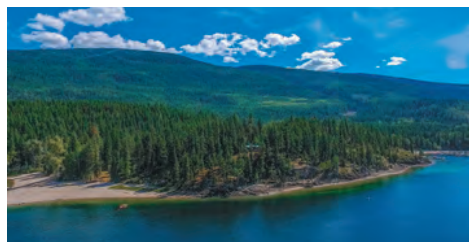
**"WOODWARDS" IN GASTOWN**  
2710-128 W. Cordova Street \$1,345,000

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 \$2,345,000

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 \$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



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

NOW WITH  
SOLD HISTORY

www.BCCondosandhomes.com



**Les Twarog**

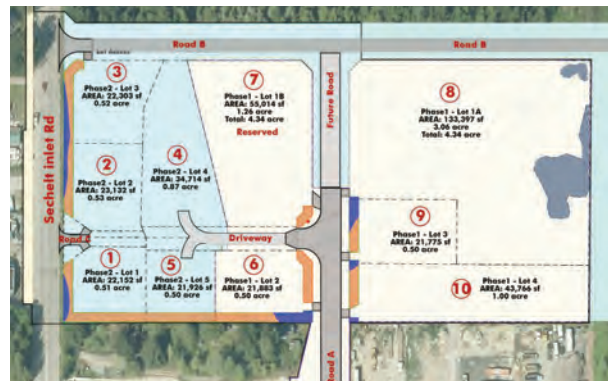
## SECHELT INDUSTRIAL LAND - 9A

**5980 Sechelt Inlet Road | \$11,000,000**

Approved site with 9 Acres, 9 Lots (Pending Subdivision)  
 Zoned I-6. One of the last industrial properties on the  
 market in Sechelt. Located 2 km north of town.

Lots 7 & 8 are currently running "Big Foot Storage"  
 with \$21k/mo. income and growing. Seller will consider  
 a \$6M Vendor Take Back Mortgage

More info: [www.bigfootstorage.sechelt.com](http://www.bigfootstorage.sechelt.com)



### 266 Steven (West Vancouver)

0.53 Acres (23,124sf) | Land | Shovel Ready  
 8,500sf home | Motivated Seller

**\$5,100,000**



### 801-8555 Granville (at 70th)

946 sqft | 3 Bed | 2 Bath | with Unobstructed  
 Views of Fraser River | Safeway Below

**\$1,015,000**



### 2105-1483 Homer (Yaletown)

1340 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**



### Marpole Apartment Building

26 Units, 12 Have Been Remodelled,  
 Income 32k/mo, Potential 40k/mo

**\$11,900,000**



### 1080 Wolfe (Shaughnessy)

6000 sqft House | 26,000 sqft Lot  
 With Plans to Add Another 9000sqft

**\$11,000,000**



### 1st SHAUGHNESSY BUILDING SITE

1 Acre | 45,000 sqft Lot - Potential M/F  
 Property has 2 Heritage Homes - Pre 1940

**\$15,000,000**



### 5770 - 5790 Granville (2 Lots)

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

**\$8,600,000**



### NORTH MISSION BUILDING SITE

43 Acres | Approved for 16 Residential Lots  
 Seux and Sylvester in Durieu, North Mission

**\$9,500,000**

