



604.706.1710

Condos & Homes Team

www.bccondosandhomes.com | sales@bccondosandhomes.com

**R2733865****Active**Apartment/Condo
Residential Attached**704 1490 PENNYFARTHING DRIVE**

Vancouver West

False Creek

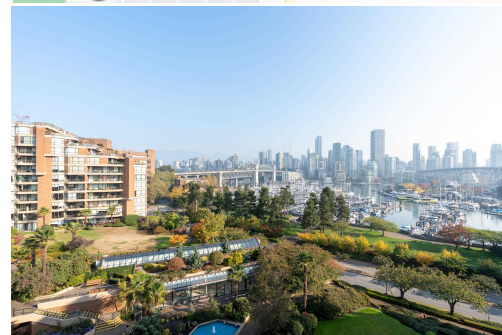
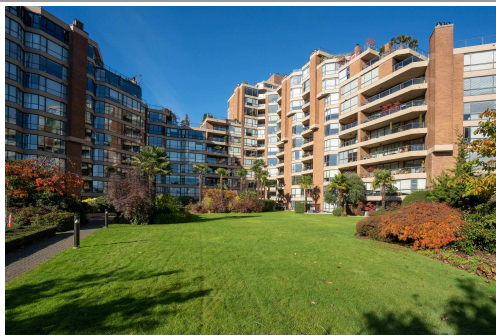
Harbour Cove**\$959,000** (LP)

(SP)

\$998.96 L\$/SF

S\$/SF

Sold Date:

**Total Bedrooms** 1**Total Baths** 1**FIARTotFin** 960**Outdoor Area** NONE**View** Yes**View - Specify** Water, Marina City ,
Mountain**Approx. Year Built** 1984**Tot Units in Strata Plan** 304**Mgmt. Co Name** The Wynford
Group**Mgmt. Co Phone#** 604-261-0285**Parking Places - Total** 1**Parking Places - Covered** 1**Days On Market** 112**Occupancy** Owner**Gross Taxes** \$2,210.89**Maintenance Fee** \$595.06**Locker** Yes**Maint Fee Includes** Caretaker, Garbage Pickup,
Gardening, Hot Water,

704-1490 PennyFarthing, V6J-4Z3 -False Creek Freehold, Waterfront sub penthouse unit at Harbour Cove. This bright and spacious open concept 1bed & 1bath +Den(sunroom) comes with stunning renovated oak engineered flooring , New paint, New wooden doors, Newer appliances and much more that will wow you! Overlooking the water and beautiful courtyard. Walk out your door to the Seawall & Granville Island, Unbeatable location. Superb amenities incl:Community room, book club, pool, hot tub, gym, Squash court, workshop, golf net. Proactive bldg. Plumbing & roof done. Walk, bike, boat anywhere you desire! On site manager and concierge. Rentals ok, sorry no pets. Easy to show.

RE/MAX Crest Realty

02/14/2023 05:24 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"



604.706.1710

Condos & Homes Team

www.bccondosandhomes.com | sales@bccondosandhomes.com



R2733865

Active

Apartment/Condo

Residential Attached

704 1490 PENNYFARTHING DRIVE

Vancouver West

False Creek

Harbour Cove

\$959,000 (LP)

(SP)

\$998.96 L\$/SF

S\$/SF

Sold Date:





604.706.1710

BC Condos & Homes Team

www.bccondosandhomes.com | sales@bccondosandhomes.com

**R2733865****Active**Apartment/Condo
Residential Attached**704 1490 PENNYFARTHING DRIVE**

Vancouver West

False Creek

Harbour Cove**\$959,000** (LP)

(SP)

\$998.96 L\$/SF

S\$/SF

Sold Date:



Sold Date:

Meas. Type: **Feet**

Depth / Size (ft.):

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

Flood Plain:

Approval Req?:

Exposure:

If new, GST/HST inc?: **Yes**Mgmt. Co's Name: **The Wynford Group**Mgmt. Co's Phone: **604-261-0285**

View:

Yes: Water, Marina City, MountainComplex / Subdiv: **Harbour Cove**Services Connected: **Community, Electricity, Storm Sewer, Water**

Frontage (feet):

Frontage (metres):

Bedrooms: **1**Bathrooms: **1**Full Baths: **1**Half Baths: **0**Maint. Fee: **\$595.06**Approx. Year Built: **1984**Age: **39**Zoning: **FCCDD**Gross Taxes: **\$2,210.89**For Tax Year: **2022**Tax Inc. Utilities?: **No**P.I.D.: **003-937-763**Style of Home: **Upper Unit**Construction: **Concrete**Exterior: **Mixed**

Foundation:

Rain Screen:

Renovations: **Partly**Water Supply: **City/Municipal**

Fireplace Fuel:

Fuel/Heating: **Baseboard, Electric**Outdoor Area: **None**Type of Roof: **Tar & Gravel**Reno. Year: **2022**

R.I. Plumbing:

R.I. Fireplaces:

of Fireplaces: **0**Total Parking: **1** Covered Parking: **1**Parking: **Garage Underbuilding**Parking Access: **Rear**Locker: **Y**

Dist. to School Bus:

Total Units in Strata: **304**Units in Development: **304**Title to Land: **Freehold Strata**Seller's Interest: **Registered Owner**Property Disc.: **Yes**Fixtures Leased: **:**Fixtures Rmvd: **:**Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal, Water**
 Legal: **STRATA LOT 298, PLAN VAS1291, DISTRICT LOT 3610, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN**

Amenities: **Bike Room, Exercise Centre, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Storage**Site Influences: **Central Location, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Waterfront Property**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'6" x 15'6"			x			x
Main	Living Room	11'11" x 14'10"			x			x
Main	Dining Room	11'10" x 9'3"			x			x
Main	Foyer	7'7" x 6'10"			x			x
Main	Bedroom	10'8" x 13'10"			x			x
Main	Den	13'7" x 8'4"			x			x
Main	Laundry	2'8" x 4'1"			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	960	# of Rooms:	7	# of Kitchens:	1	# of Levels:	1	Bath	1	Floor	Main	# of Pieces	3	Ensuite?	Yes	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						2								Barn:
Finished Floor (Below):	0	Restricted Age:						3								Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		4								Pool:
Finished Floor (Total):	960 sq. ft.	# or % of Rentals Allowed:						5								Garage Sz:
		Bylaw Restrict:	Pets Not Allowed, Rentals Allowed					6								Door Height:
Unfinished Floor:	0							7								
Grand Total:	960 sq. ft.	Basement:	None					8								

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

704-1490 PennyFarthing, V6J-4Z3 -False Creek Freehold, Waterfront sub penthouse unit at Harbour Cove. This bright and spacious open concept 1bed & 1bath +Den(sunroom) comes with stunning renovated oak engineered flooring, New paint, New wooden doors, Newer appliances and much more that will wow you! Overlooking the water and beautiful courtyard. Walk out your door to the Seawall & Granville Island, Unbeatable location. Superb amenities incl:Community room, book club, pool, hot tub, gym, Squash court, workshop, golf net. Proactive bldg. Plumbing & roof done. Walk, bike, boat anywhere you desire! On site manager and concierge. Rentals ok, sorry no pets. Easy to show.



604.671.7000

Condos & Homes Team

www.bccondosandhomes.com | sales@bccondosandhomes.com



704-1490 PENNYFARTHING DR Vancouver BC V6J 4Z3

PID	003-937-763			Legal Description	STRATA LOT 298 DISTRICT LOT 3610 STRATA PLAN VR. 1291 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.		
Zoning	FCCDD - False Creek Comprehensive Development District			Plan	VAS1291		
Registered Owner	CL*, C*			Community Plans(s)	NCP: Fairview, LAP: False Creek South - Privately Owned, not in ALR		
Floor Area	936 Ft²	Max Elevation	11.99 m	Year Built	1986	Transit Score	78 / Excellent Transit
Lot Size	-	Min Elevation	7.23 m	Bedrooms	1	WalkScore	90 / Walker's Paradise
Dimensions	-	Annual Taxes	\$2,210.89	Bathrooms	1	Structure	STRATA-LOT RESIDENCE (CONDOMINIUM)

MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2733865	Active 25/10/2022	112	\$959,000 / -	RE/MAX Crest Realty
R2473413	Sold 05/08/2020	29	\$888,000 / \$878,000	Macdonald Realty
R2375904	Sold 09/06/2019	6	\$749,000 / \$767,000	Sotheby's International Realty Canada

APPRECIATION

	Date	(\$)	% Change
List Price	25/10/2022	\$959,000	9.23 %
Sales History	29/09/2020	\$878,000	14.47 %
	15/07/2019	\$767,000	122.32 %
	15/10/2004	\$345,000	

ASSESSMENT

	2022	2023	% Change
Building	\$218,000	\$217,000	
Land	\$603,000	\$645,000	6.97 %
Total	\$821,000	\$862,000	4.99 %

SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Henry Hudson	Kitsilano
District	SD 39	SD 39
Grades	K - 7	8 - 12

DEVELOPMENT APPLICATIONS

No records found for this parcel

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

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

Detailed Tax Report

Property Information			
Prop Address	1490 PENNYFARTHING DR UNIT# 704	Jurisdiction	CITY OF VANCOUVER
Municipality	CITY OF VANCOUVER	Neighborhood	FAIRVIEW
Area	VANCOUVER WEST	SubAreaCode	VVWFC
PropertyID	003-937-763	BoardCode	V
PostalCode	V6J 4Z3		

Property Tax Information			
TaxRoll Number	007632124530298	Gross Taxes	\$2,210.89
Tax Year	2022	Tax Amount Updated	06/16/2022
More PIDS			
003-937-763			
More PIDS2			

Legal Information								
PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian
VAS1291	298		3610	36				
Legal FullDescription								

STRATA LOT 298, PLAN VAS1291, DISTRICT LOT 3610, 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	1986		
BCA Description	STRATA APARTMENT - HI-RISE	Zoning	FCCDD COMPREHENSIVE DEVELOPMEN
WaterConn			
BCAData 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
\$645,000.00	\$217,000.00	\$862,000.00

Municipal Taxable Totals				
Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$645,000.00	\$217,000.00	\$0.00	\$0.00	\$862,000.00

School Taxable Totals				
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$645,000.00	\$217,000.00	\$0.00	\$0.00	\$862,000.00

Sales History Information			
Sale Date	Sale Price	Document Num	SaleTransaction Type
9/29/2020	\$878,000.00	CA8460626	IMPROVED SINGLE PROPERTY TRANSACTION
7/15/2019	\$767,000.00	CA7623135	IMPROVED SINGLE PROPERTY TRANSACTION
10/15/2004	\$345,000.00	BW478635	IMPROVED SINGLE PROPERTY TRANSACTION

9/3/1991	\$253,000.00	BE217380	IMPROVED SINGLE PROPERTY TRANSACTION
6/24/1986	\$197,000.00	P56937	IMPROVED SINGLE PROPERTY TRANSACTION



604.706.1710

BC Condos & Homes Team

www.bccondosandhomes.com | sales@bccondosandhomes.com



R2733865

Active

Apartment/Condo

Residential Attached

704 1490 PENNYFARTHING DRIVE

Vancouver West

False Creek

Harbour Cove

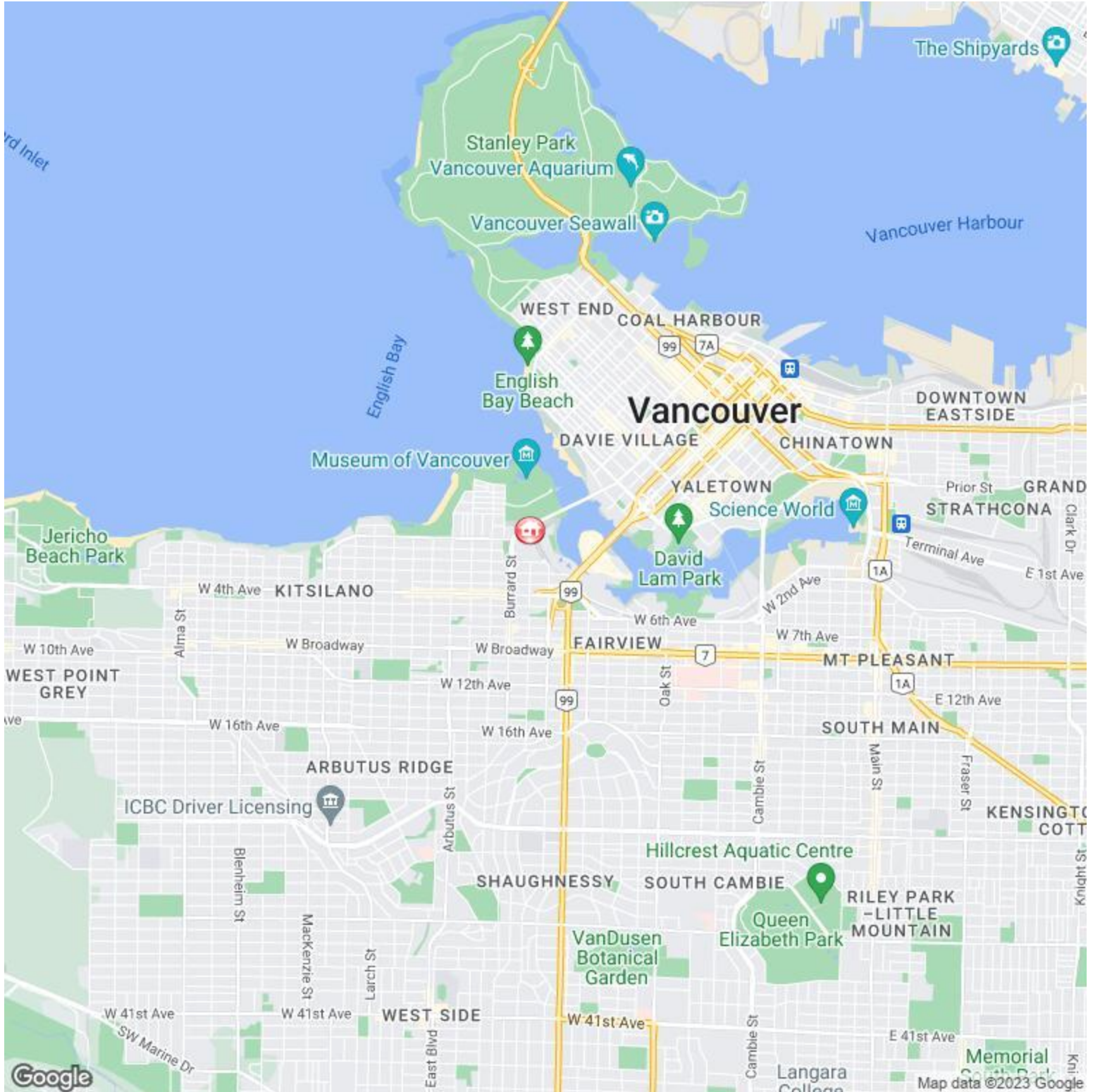
\$959,000 (LP)

(SP)

\$998.96 L\$/SF

S\$/SF

Sold Date:



Map data ©2023 Google

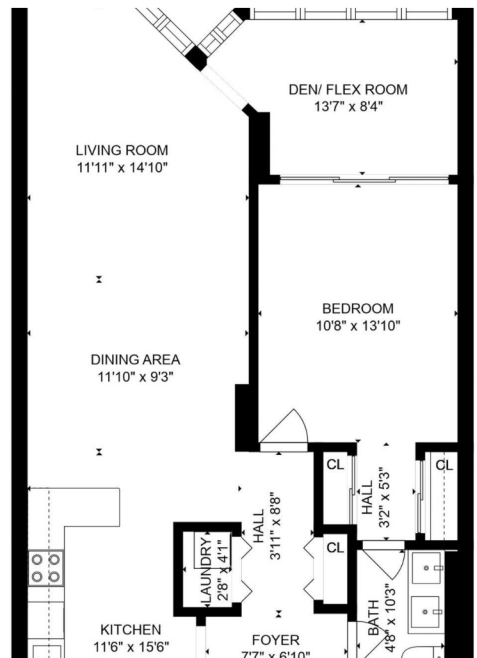
RE/MAX Crest Realty

02/14/2023 05:24 PM

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





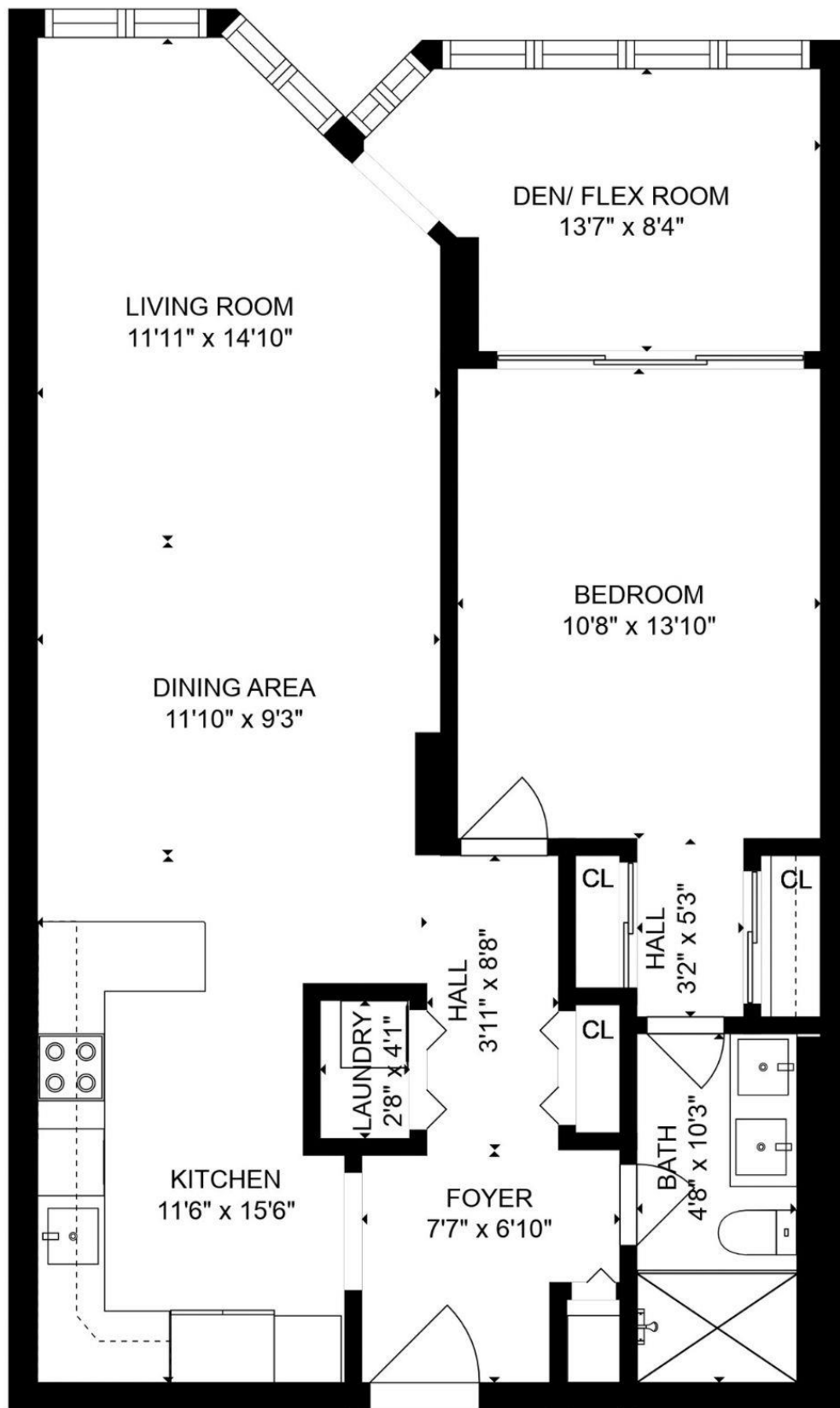




**MARCIE
PANAH** 604
761
7546
Personal Real Estate Corporation

**704 - 1490 PENNYFARTHING DRIVE
VANCOUVER BC**

RE/MAX



FLOOR AREA

TOTAL AREA

960 SQ.FT

NOT FOR CONSTRUCTION, ONLY FOR REAL ESTATE PRESENTATION. SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY AND ARE SUBJECTED TO INDEPENDENT VERIFICATION; TOTAL SQUARE FOOTAGE IS CALCULATED TO THE OUTSIDE OF EXTERIOR WALLS. TOTAL SQFT ALSO INCLUDES AREA BELOW GRADE. ADDING UP ROOM SIZES WILL NOT MATCH THE TOTAL SQUARE FOOTAGE. ALL FLOOR PLAN IS NOT TO SCALE. E&O INSURED. VALID FOR ONE YEAR FROM DATE FLOOR PLAN CREATED. C-2022



Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	2	0	NA
300,001 – 400,000	13	3	23%
400,001 – 500,000	17	4	24%
500,001 – 600,000	46	18	39%
600,001 – 700,000	76	20	26%
700,001 – 800,000	83	23	28%
800,001 – 900,000	57	9	16%
900,001 – 1,000,000	53	9	17%
1,000,001 – 1,250,000	69	13	19%
1,250,001 – 1,500,000	103	10	10%
1,500,001 – 1,750,000	59	3	5%
1,750,001 – 2,000,000	65	6	9%
2,000,001 – 2,250,000	33	2	6%
2,250,001 – 2,500,000	34	1	3%
2,500,001 – 2,750,000	16	1	6%
2,750,001 – 3,000,000	29	0	NA
3,000,001 – 3,500,000	28	1	4%
3,500,001 – 4,000,000	24	0	NA
4,000,001 – 4,500,000	16	1	6%
4,500,001 – 5,000,000	20	1	5%
5,000,001 & Greater	50	2	4%
TOTAL*	893	127	14%

0 to 1 Bedroom	305	70	23%
2 Bedrooms	441	49	11%
3 Bedrooms	133	7	5%
4 Bedrooms & Greater	14	1	7%
TOTAL*	893	127	14%

SnapStats®	September	October	Variance
Inventory	883	893	1%
Solds	127	127	0%
Sale Price	\$790,000	\$776,190	-2%
Sale Price SQFT	\$1,093	\$1,071	-2%
Sale to List Price Ratio	99%	97%	-2%
Days on Market	20	14	-30%

*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

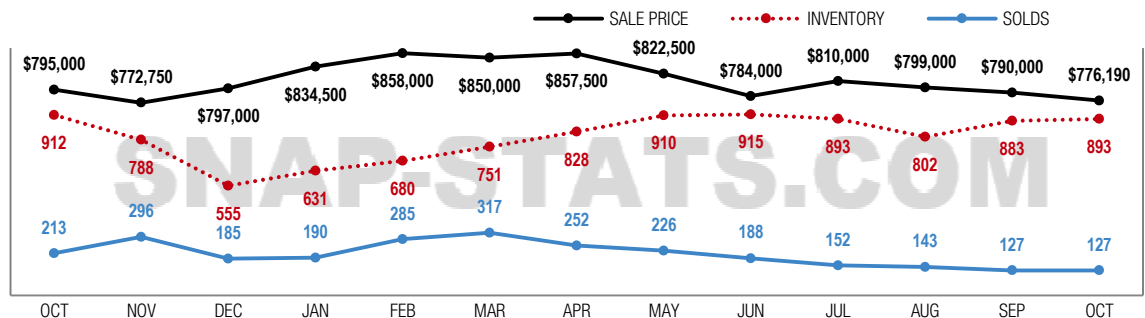
SnapStats®	Inventory	Sales	Sales Ratio
Coal Harbour	124	12	10%
Downtown	337	49	15%
Westend	203	28	14%
Yaletown	229	38	17%
TOTAL*	893	127	14%

Market Summary

- Market Type Indicator **DOWNTOWN ATTACHED**: Balanced Market at 14% Sales Ratio average (1.4 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band** \$500,000 to \$600,000 with average 39% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, Coal Harbour and 3 bedroom properties
- Sellers Best Bet** Selling homes in Yaletown 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
604.706.1760

bccondosandhomes.com
info@bccondosandhomes.com





604.706.1710

BC Condos & Homes Team

www.bccondosandhomes.com | sales@bccondosandhomes.com



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 | \$12,000,000

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.bigfootstoragesechelt.com

**1491 W 26th Ave (Shaughnessy)**

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

\$6,500,000**3520 Baycrest (Burke Mtn – COQ)**

1 Acre corner lot zoned RS-2 with 2 road
accesses. Potential to rezone to 5 lots or MF.

\$2,999,000**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**1133 W 70th (Marpole)**

26 Units Strata, 12 have been remodelled,
Income 32k/mo, Potential for 40k/mo

\$11,900,000**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

\$8,600,000**2302 - 1228 W Hasting (Coal Harbour)**

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

\$1,899,000**RE/MAX** Crest Realty | 1428 W 7th Avenue, Vancouver, BC | info@6717000.com | **604.671.7000**



604.671.7000

BC Condos & Homes Team

www.bccondosandhomes.com | sales@bccondosandhomes.com



Marcie Panah BSc, MA
Personal Real Estate
Corporation

Marcie was raised in Toronto and has spent much of the last decade in Vancouver earning a master's degree at Simon Fraser University, raising her young son and establishing herself as a leading realtor.

Marcie's approach to real estate is planted firmly in her history and character.

"I believe in the importance of home and family in the life of every child and so when working with all of my clients, but particularly those with children, I am determined to help them make the best possible decision – a decision that fits with their long-term family goals."

Achieving an advanced university degree requires disciplined research and analysis. Marcie brings that experience to her work as a real estate agent. Analyzing all available data on each property and determining the effects on long-term value and livability is not a simple task. Without this information, you may not end up with the home and investment you think you bought. Are there issues with the strata property? Is the neighbourhood school likely to be closed? Will rezoning bring a big box store or a pub to the area? What are the crime statistics? Marcie will root out the truth behind the facts to make certain that your decision is fully informed.

"I am not in this career to make fast money and then move on. I am dedicated to my community and my reputation. I know that how I work and live will determine many of the choices my son makes in his life, and I am determined to provide the best possible example. My goal is to match the buyer and seller perfectly – when this happens everyone is happy! Children are so important to the future of our community, and it is for this reason that I direct a significant portion of my fees toward children's charities."

Marcie Panah PREC. BSc, MA
RE/MAX Crest Realty
BC Condos And Homes
Cell: (604)761-7546
Email: marciepanah@bccondosandhomes.com