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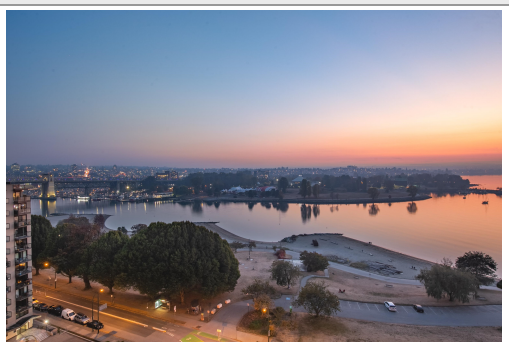
R2735332	**1201 1311 BEACH AVENUE**	**$2,600,000** (LP)
Active	Vancouver West	(SP)
Apartment/Condo	West End VW	**$1,575.76** L$/SF
Residential Attached	**Tudor Manor**	Sold Date: S$/SF



Total Bedrooms	2	**Approx. Year Built**	1989	**Days On Market**	7
Total Baths	3	**Tot Units in Strata Plan**	66	**Occupancy**	Owner
FlArTotFin	1,650	**Mgmt. Co Name**	West coast property managment	**Gross Taxes**	$5,937.91
Outdoor Area	BALC			**Maintenance Fee**	$1,098.85
View	Yes			**Locker**	Yes
View - Specify	English Bay & False Creek	**Mgmt. Co Phone#**	604-914-2135	**Maint Fee Includes**	Caretaker, Garbage Pickup, Gardening, Management, Recreation
		Parking Places - Total	3		
		Parking Places - Covered	3		

1201 – 1311 Beach Ave, Vancouver, V6E 1V6, TUDOR MANOR, An iconic West End, WATERFRONT address with UNOBSTRUCTED PANORAMIC VIEWS of Granville Island, Kits point, Sunset beach, English Bay & Burrard Inlet. Fully renovated spacious floor plan of 2 bed & 3 Bath + den/office home, Spacious laundry room with lots of built in cabinets. Floor to ceiling windows and breathtaking views from every room. Bonus:24/7 concierge and a fresh herb garden to pick for your romantic dine in menu, electric (and regular) bike storage, workout area, library, hobby room, 3 spacious parking stalls #82,#83,#103 (P3), Store #19 (P2). Pets OK, Don't miss this unique opportunity. Rental at max (10 units) Contingency Reserve $747K, Ins Water Ded $25K,Go to Realtors web site for Video and Feature Sheet with Floor Plan.

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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R2735332
Active
Apartment/Condo
Residential Attached

1201 1311 BEACH AVENUE

Vancouver West
West End VW
Tudor Manor

$2,600,000 (LP)
(SP)
$1,575.76 L$/SF
Sold Date: S$/SF

Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Approval Req?:
Exposure:
If new, GST/HST inc?:

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **3**
Full Baths: **3**
Half Baths: **0**
Maint. Fee: **$1,098.85**

Approx. Year Built: **1989**
Age: **33**
Zoning: **CD-1**
Gross Taxes: **$5,937.91**
For Tax Year: **2022**
Tax Inc. Utilities?: **No**
P.I.D.: **013-327-054**

Mgmt. Co's Name: **West coast property managment**
Mgmt. Co's Phone: **604-914-2135**
View: **Yes: English Bay & False Creek**
Complex / Subdiv: **Tudor Manor**
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Concrete, Glass, Mixed**
Foundation:
Rain Screen:
Renovations: **Completely**
Water Supply: **City/Municipal**
Fireplace Fuel: **Electric, Gas - Natural**
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year: **2019**
R.I. Plumbing:
R.I. Fireplaces: **1**
# of Fireplaces: **2**

Total Parking: **3** Covered Parking: **3**
Parking: **Garage Underbuilding**
Dist. to Public Transit:
Units in Development: **66**
Title to Land: **Freehold Strata**
Seller's Interest: **Registered Owner**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Mixed, Tile**

Parking Access: **Side**
Locker: **Y**
Dist. to School Bus:
Total Units in Strata: **66**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**
Legal: **STRATA LOT 46 DISTRICT LOT 185 STRATA PLAN VR. 2375 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, Elevator, Exercise Centre, Guest Suite, Storage, Wheelchair Access, Workshop Detached, Concierge**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Microwave, Wine Cooler**

Floor	Type	Dimensions
Main	**Living Room**	**16'4 x 14'7**
Main	**Dining Room**	**13'8 x 9'9**
Main	**Office**	**10'1 x 9'7**
Main	**Master Bedroom**	**17'0 x 11'0**
Main	**Bedroom**	**11'9 x 10'2**
Main	**Foyer**	**9'0 x 7'1**
Main	**Laundry**	**10'5 x 6'6**
Main	**Kitchen**	**18'0 x 10'4**
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x

Finished Floor (Main): **1,650**
Finished Floor (Above): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,650 sq. ft.**

Unfinished Floor: **0**
Grand Total: **1,650 sq. ft.**

# of Rooms: **8** # of Kitchens: **1** # of Levels: **1**
Crawl/Bsmt. Height:
Restricted Age:
# of Pets: Cats: Dogs:
or % of Rentals Allowed:
Bylaw Restric: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	**Main**	**4**	**Yes**
2	**Main**	**4**	**Yes**
3	**Main**	**3**	**No**
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

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

1201 – 1311 Beach Ave, Vancouver, V6E 1V6, TUDOR MANOR, An iconic West End, WATERFRONT address with UNOBSTRUCTED PANORAMIC VIEWS of Granville Island, Kits point, Sunset beach, English Bay & Burrard Inlet. Fully renovated spacious floor plan of 2 bed & 3 Bath + den/office home, Spacious laundry room with lots of built in cabinets. Floor to ceiling windows and breathtaking views from every room. Bonus:24/7 concierge and a fresh herb garden to pick for your romantic dine in menu, electric (and regular) bike storage, workout area, library, hobby room, 3 spacious parking stalls #82,#83,#103 (P3), Store #19 (P2). Pets OK, Don't miss this unique opportunity. Rental at max (10 units) Contingency Reserve $747K, Ins Water Ded $25K,Go to Realtors web site for Video and Feature Sheet with Floor Plan.

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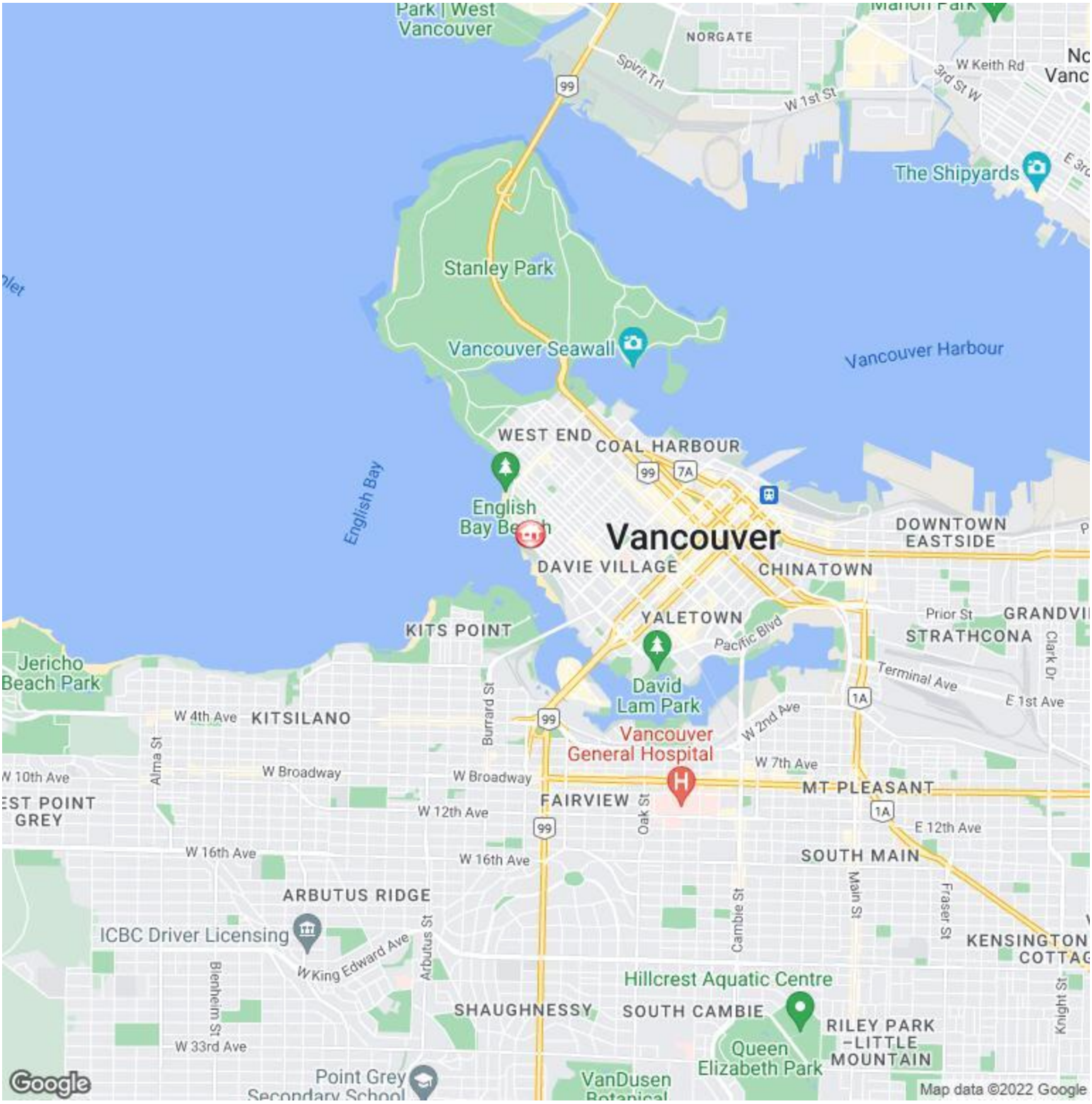

RE/MAX Crest Realty **11/08/2022 02:58 PM**

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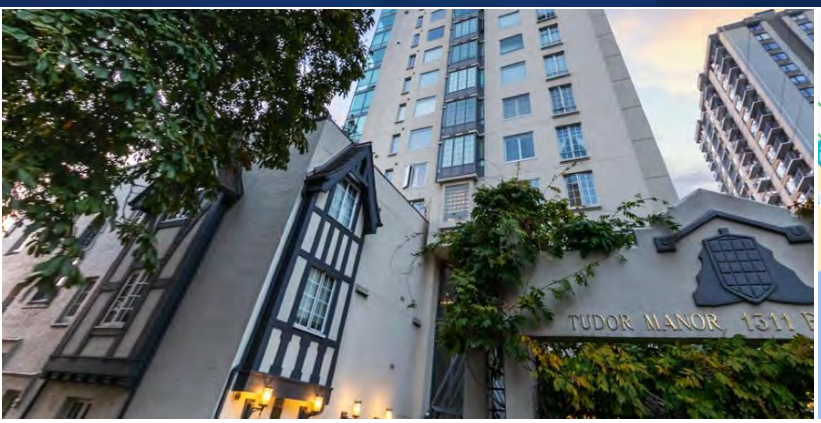
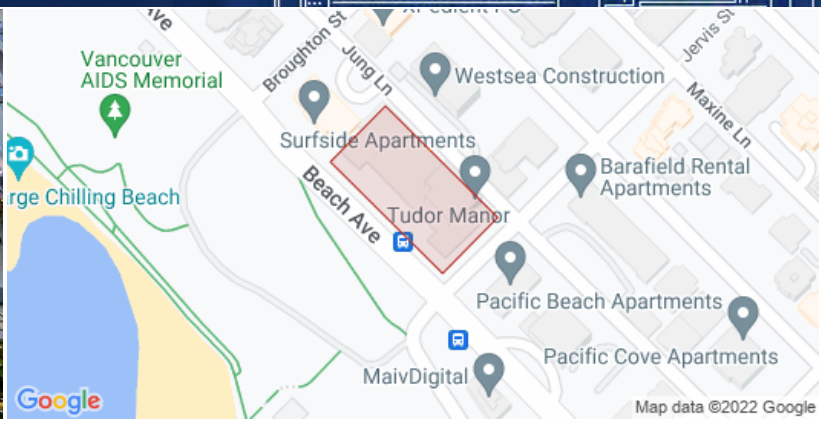




1201-1311 BEACH AV Vancouver BC V6E 1V6

PID	013-327-054	**Legal Description**	STRATA LOT 46 DISTRICT LOT 185 STRATA PLAN VR. 2375 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 (178) - 1311 Beach Avenue (Tudor Manor)	**Plan**	VAS2375
Registered Owner	VO*, F*	**Community Plans(s)**	NCP: West End - Beach, LAP: West End - Beach, not in ALR

Floor Area	1616 Ft²	**Max Elevation**	19.99 m	**Year Built**	1928	**Transit Score**	81 / Excellent Transit
Lot Size	-	**Min Elevation**	14.29 m	**Bedrooms**	3	**WalkScore**	86 / Very Walkable
Dimensions	-	**Annual Taxes**	$5,937.91	**Bathrooms**	3	**Structure**	STRATA-LOT RESIDENCE (CONDOMINIUM)

MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2735332	Active 01/11/2022	0	$2,600,000 / -	RE/MAX Crest Realty
V328527	Sold 23/05/2003	86	$678,000 / $660,000	Multiple Group Hans Wong Realty
V235964	Expired 30/09/2001	182	$650,000 / -	Multiple Group Hans Wong Realty

APPRECIATION

	Date	($)	% Change
List Price	01/11/2022	$2,600,000	293.94 %
Sales History	09/07/2003	$660,000	22.68 %
	29/10/1993	$538,000	-15.28 %
	01/06/1989	$635,000	

ASSESSMENT

	2021	2022	% Change
Building	$439,000	$453,000	3.19 %
Land	$1,698,000	$1,752,000	3.18 %
Total	$2,137,000	$2,205,000	3.18 %

SCHOOL CATCHMENT

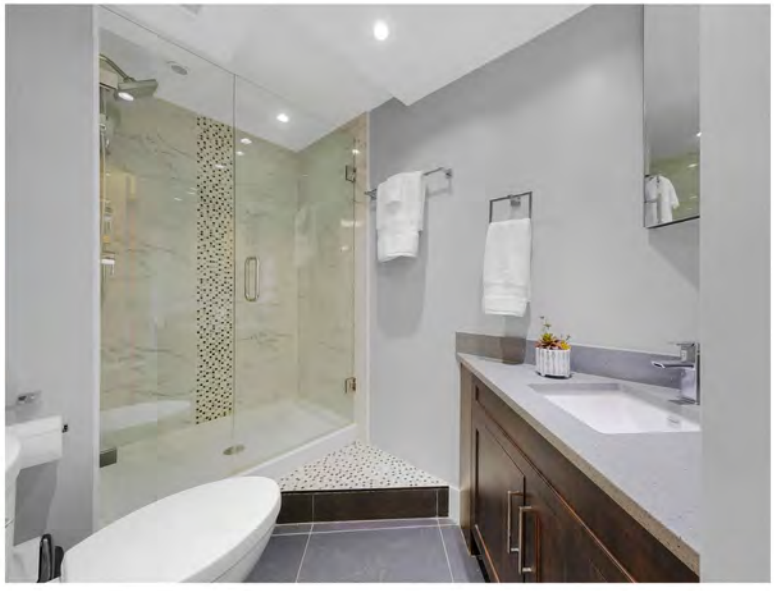
	Elementary	Secondary
Catchment	Lord Roberts	King George
District	SD 39	SD 39
Grades	K - 7	8 - 12

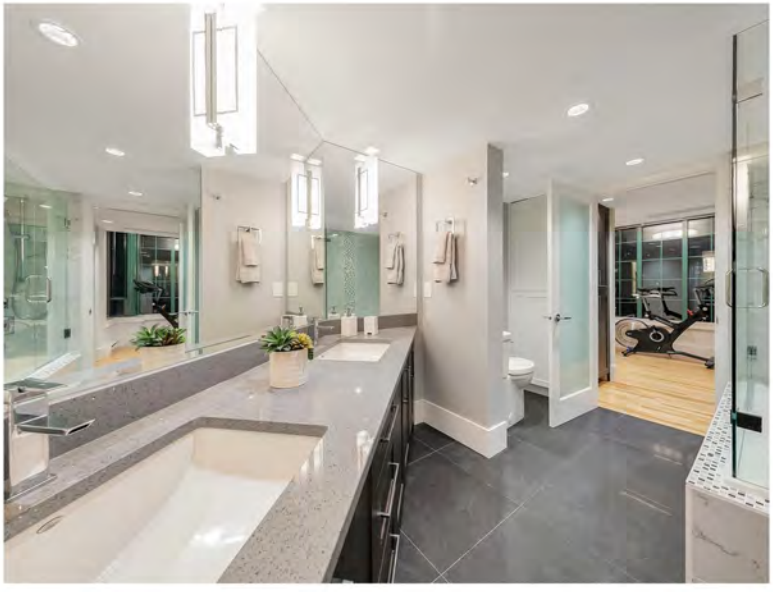
DEVELOPMENT APPLICATIONS

No records found for this parcel

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

TUDOR MANOR, 1511 B





BC Condos & Homes Team
MARCIE PANAH
RE/MAX ALL POINTS REALTY
info@marcie.com
www.marcie.ca
604-761-7546
(COVERED) BALCONY 9'-8" x 9'-8"
OFFICE /DEN 10'-1" x 9'-7"
LIVING ROOM 16'-4" x 14'-7"
FIREPLACE
CLOSET
DINING AREA 13'-8" x 9'-9"
KITCHEN 18'-0" x 10'-4"
DW
FR
WINE FR
3 PC. BATH 34 S.Q.F
CLOSET
CLOSET
CLOSET
5 PC. ENSUITE 84 S.Q.F
ENTRY FOYER 9'-0" x 7'-1"
CLOSET
WALK-THROUGH CLOSET 11'-1" x 7'-9"
CLOSET
FIREPLACE
CLOSET
ENTRANCE
DRYER WASHER (STACKED)
MASTER BEDROOM 17'-0" x 11'-0"
CLOSET CLOSET CLOSET CLOSET
LAUNDRY ROOM 10'-5" x 6'-6"
CLOSET
BEDROOM 11'-9" x 10'-2"
4 PC. ENSUITE 49 S.Q.F
#1201 - 1311 BEACH AVENUE
VANCOUVER
1650 SQ. FT.
8'-0" CEILING HEIGHT
RE/MAX CREST REALTY
ABSOLUTE MEASURING
Booked on the Pixilink App™
THE REPRESENTED FLOOR PLANS ARE NOT SUITABLE FOR CONSTRUCTION/ARCHITECTRUAL PURPOSES. EVERY EFFORT HAS BEEN MADE TO REPRESENT ALL DIMENSION ACCURATELY. E&O INSURED. FINAL SQUARE FOOTAGE MAYBE OBTAINED FROM STRATA PLAN
0' 5' 10'
SCALE
FLOOR
AREA (SQ. FT.)
FINISHED
BALCONY
TWELFTH
1650
85

Tudor Manor

1311 Beach, Vancouver, BC, V6E 1V6

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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.

SnapStats® VANCOUVER DOWNTOWN OCTOBER 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%

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%

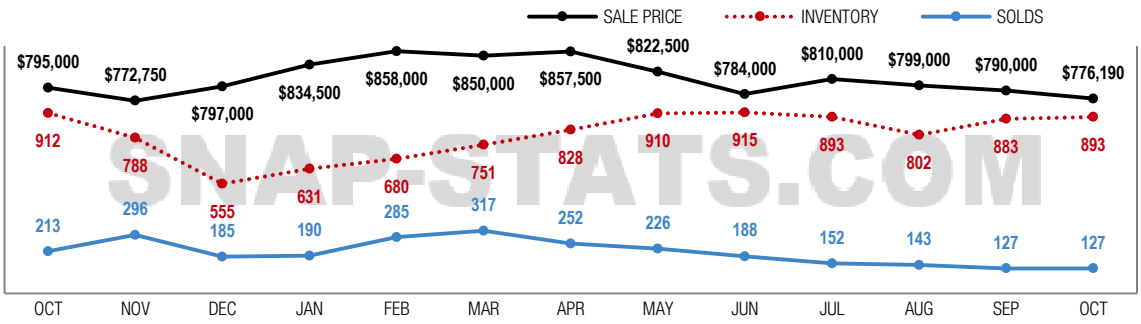
**Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.*

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



SNAP-STATS.COM

Compliments of...

Les Twarog Team
RE/MAX Crest Realty
604.706.1760

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NOW WITH SOLD HISTORY

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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 Waterfornt 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**

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
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Email: marciepanah@bccondosandhomes.com