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Condos & Homes Team

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**R2851837****Active**Apartment/Condo
Residential Attached**1601 1005 BEACH AVENUE**Vancouver West
West End VW
THE ALVAR**\$999,000** (LP)

(SP)

L\$/Sq

S\$/Sq

Sold Date:



Total Bedrooms 1
Total Baths 1
FIARTotFin 716
Outdoor Area NONE
View Yes
View - Specify FALSE CREEK & ENGLISH BAY

Yr Blt 2004
#UntsStrat 106
MgtCosName Quay Pacific
MgtCosPh 604-521-0876
MaintFee \$608.82
Maint Fee Includes CRTKR, GBGPU, GRDEN, GAS, HOTW, MGMT, RECFA, SNOW, WATER

Days On Market 7
Occupancy Tenant
Gross Taxes \$2,143.90
Locker Yes
TotalPrkng 1
#CovrdSpcs 1
Bylaw Restrictions PETR, RENR

1601 – 1005 Beach, Vancouver, BC, V6E 3W2, Welcome to the Alvar by Concert Properties, immaculate/new 721sf SE corner 1 bed/1 bath suite with fabulous False Creek Views. Suite had a recent \$116K reno & it shows. Features incl El. FP, new Hardwood Floors, new Bosh series 500 Washer/Dryer, Bosch appl package incl Fridge, Wall Oven, DW & Gas Cook Top and marble kitchen island with under-mount sink. Additional upgrades; new California Closet organisers in Bed & Den & black out blinds in bed. Facilities; Gym on 3rd flr, hot tub & media/games room on 2nd flr & lounge and mgrs. Office on lobby level & 8 visitor parking stalls. Park-#99-P2, Store #99-Rm7, Ins Deductible-\$50K, Contingency-\$1.1M. Don't miss this amazing opportunity. A pleasure to show! Open Sun 2-4 every weekend until sold.

RE/MAX Crest Realty

02/27/2024 01:55 PM

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Vancouver West

West End VW

THE ALVAR

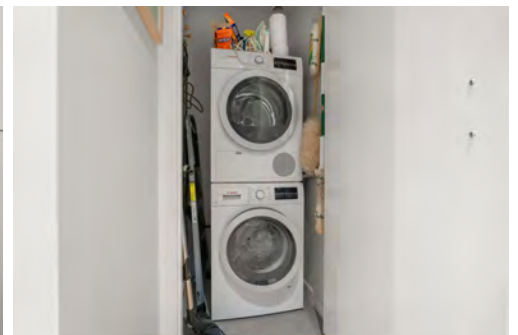
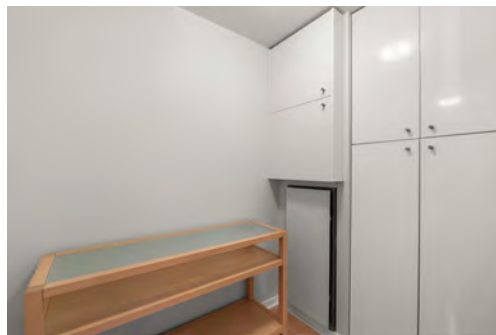
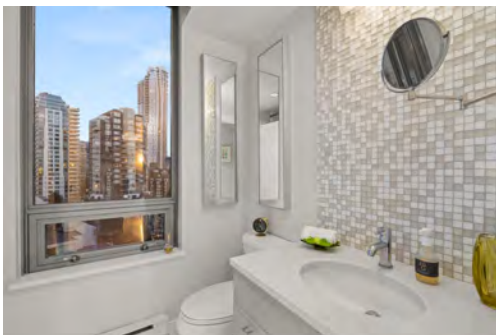
\$999,000 (LP)

(SP)

\$1,395.25 L\$/SF

S\$/SF

Sold Date:





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**R2851837****1601 1005 BEACH AVENUE****\$999,000** (LP)**Active**

Vancouver West

(SP)

Apartment/Condo

West End VW

\$1,395.25 L\$/SF

Residential Attached

THE ALVAR

Sold Date:

S\$/SF



Sold Date: Frontage (feet): Approx. Year Built: **2004**
 Meas. Type: Frontage (metres): Age: **20**
 Depth / Size (ft.): Bedrooms: **1** Zoning: **CD-1**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Gross Taxes: **\$2,143.90**
 Flood Plain: Full Baths: **1** For Tax Year: **2023**
 Approval Req?: Half Baths: **0** Tax Inc. Utilities?:
 Exposure: Maint. Fee: **\$608.82** P.I.D.: **025-960-776**
 If new, GST/HST inc?:
 Mgmt. Co's Name: **Quay Pacific**
 Mgmt. Co's Phone: **604-521-0876**
 View: **Yes: FALSE CREEK & ENGLISH BAY**
 Complex / Subdiv: **THE ALVAR**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: Corner Unit	Total Parking: 1 Covered Parking: 1 Parking Access: Front
Construction: Concrete	Parking: Garage; Single
Exterior: Concrete, Glass	Locker: Y
Foundation:	Dist. to Public Transit:
Rain Screen:	Units in Development: 106
Renovations:	Title to Land: Freehold Strata
Water Supply: City/Municipal	Seller's Interest: Registered Owner
Fireplace Fuel: Electric	Property Disc.: Yes
Fuel/Heating: Mixed	Fixtures Leased: No
Outdoor Area: None	Fixtures Rmvd: No
Type of Roof: Tar & Gravel	Floor Finish: Hardwood, Mixed
Reno. Year:	Dist. to School Bus:
R.I. Plumbing:	Total Units in Strata: 106
R.I. Fireplaces:	
# of Fireplaces: 1	

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal, Water**
 Legal: **STRATA LOT 61, PLAN BCS856, DISTRICT LOT 185, 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**

Amenities: **Air Cond./Central, Bike Room, Club House, Elevator, Exercise Centre, Garden, In Suite Laundry, Recreation Center, Storage, Swirlpool/Hot Tub**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'0 x 10'0			x			x
Main	Kitchen	9'0 x 7'0			x			x
Main	Dining Room	9'0 x 6'0			x			x
Main	Den	7'0 x 6'0			x			x
Main	Storage	8'0 x 6'0			x			x
Main	Primary	10'0 x 9'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 716	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total): 716 sq. ft.	# or % of Rentals Allowed: 100			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 716 sq. ft.	Basement: None			7				
				8				

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

1601 – 1005 Beach, Vancouver, BC, V6E 3W2, Welcome to the Alvar by Concert Properties, immaculate/new 721sf SE corner 1 bed/1 bath suite with fabulous False Creek Views. Suite had a recent \$116K reno & it shows. Features incl El. FP, new Hardwood Floors, new Bosh series 500 Washer/Dryer, Bosch appl package incl Fridge, Wall Oven, DW & Gas Cook Top and marble kitchen island with under-mount sink. Additional upgrades; new California Closet organisers in Bed & Den & black out blinds in bed. Facilities; Gym on 3rd flr, hot tub & media/games room on 2nd flr & lounge and mgrs. Office on lobby level & 8 visitor parking stalls. Park-#99-P2, Store #99-Rm7, Ins Deductible-\$50K, Contingency-\$1.1M. Don't miss this amazing opportunity. A pleasure to show! Open Sun 2-4 every weekend until sold.

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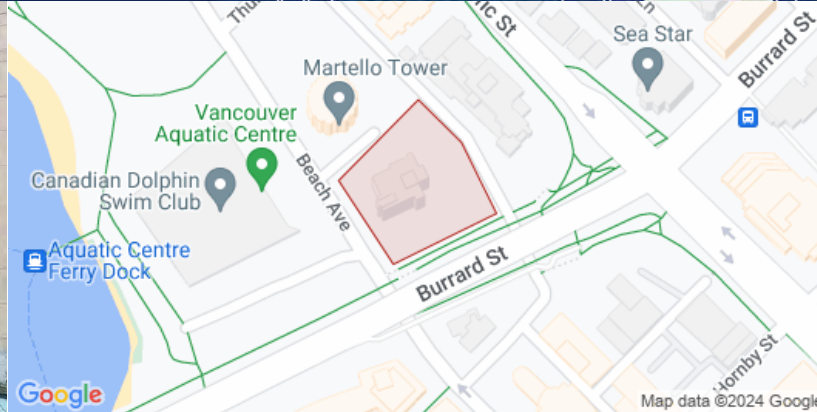
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1601-1005 BEACH AV Vancouver BC V6E 3W2

PID	025-960-776	Legal Description	STRATA LOT 61 DISTRICT LOT 185 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS856 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 (392) - 1005 Beach Avenue	Plan	BCS856			
Registered Owner	ME*, C*	Community Plans(s)	NCP: West End; West End - Beach, LAP: West End - Beach, not in ALR			
Floor Area	721 Ft ²	Max Elevation	19.19 m	Year Built	2004	Transit Score
Lot Size	-	Min Elevation	12.42 m	Bedrooms	1	Walk Score
Dimensions	-	Annual Taxes	\$2,143.90	Bathrooms	1	Structure
						STRATA-LOT RESIDENCE (CONDOMINIUM)

MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2851837	Active 20/02/2024	1	\$999,000 / -	RE/MAX Crest Realty
V779740	Sold 06/08/2009	9	\$489,000 / \$478,000	RE/MAX Sabre Realty Group
V624418	Sold 15/01/2007	19	\$459,000 / \$438,000	TRG The Residential Group Realty

APPRECIATION

	Date	(\$)	% Change
List Price	20/02/2024	\$999,000	109.00 %
Sales History	17/09/2009	\$478,000	9.13 %
	27/02/2007	\$438,000	17.43 %
	15/09/2004	\$373,000	

ASSESSMENT

	2023	2024	% Change
Building	\$269,000	\$297,000	10.41 %
Land	\$502,000	\$554,000	10.36 %
Total	\$771,000	\$851,000	10.38 %

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.

Detailed Tax Report

Property Information

Prop Address	1005 BEACH AV UNIT# 1601	Jurisdiction	CITY OF VANCOUVER
Municipality	CITY OF VANCOUVER	Neighborhood	WEST END
Area	VANCOUVER WEST	SubAreaCode	VVWWE
PropertyID	025-960-776	BoardCode	V
PostalCode	V6E 3W2		

Property Tax Information

TaxRoll Number	027617119630061	Gross Taxes	\$2,143.90
Tax Year	2023	Tax Amount Updated	07/21/2023

More PIDS

025-960-776

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Township	Range	Meridian
BCS856	61		185	36				

Legal FullDescription

STRATA LOT 61, PLAN BCS856, DISTRICT LOT 185, 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	2004		
BCA Description	STRATA APARTMENT - HI-RISE	Zoning	CD-1 (392) COMPREHENSIVE DEVEL
WaterConn			
BCAData Update	01/05/2024		

Supplementary Property Info

BedRooms	1	Foundation	
Full Bath	1	Half Bath2	0
Half Bath3	0	Stories	1.00
Pool Flg		Carport	
Garage S		Garage M	

Actual Totals

Land	Improvement	Actual Total
\$554,000.00	\$297,000.00	\$851,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$554,000.00	\$297,000.00	\$0.00	\$0.00	\$851,000.00

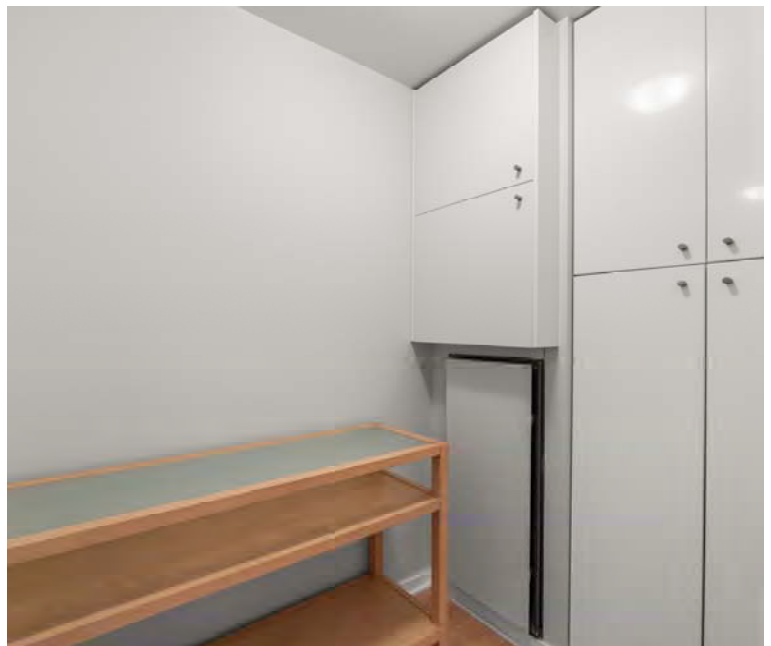
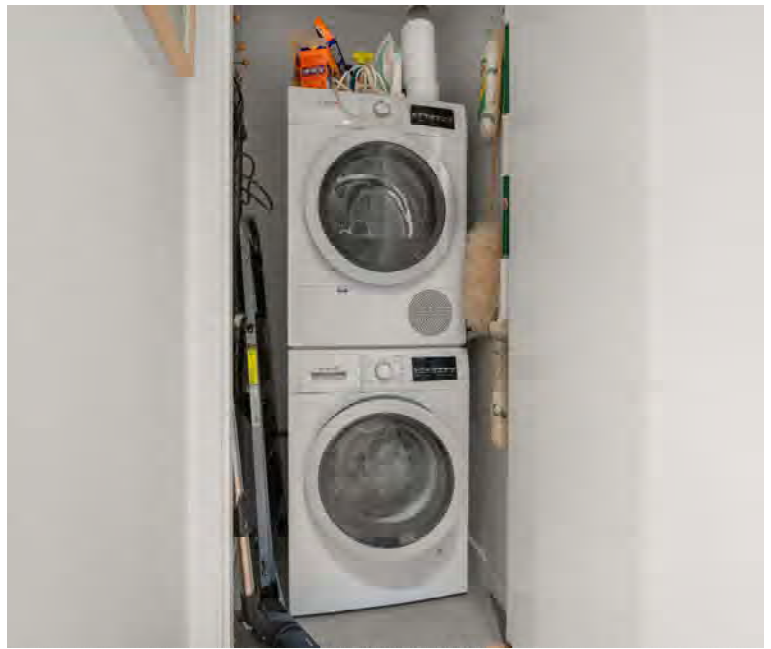
School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$554,000.00	\$297,000.00	\$0.00	\$0.00	\$851,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
9/17/2009	\$478,000.00	CA1273224	IMPROVED SINGLE PROPERTY TRANSACTION
2/27/2007	\$438,000.00	CA386005	IMPROVED SINGLE PROPERTY TRANSACTION
9/15/2004	\$373,000.00	BW426552	IMPROVED SINGLE PROPERTY TRANSACTION







Alvar

#1601 1005 Beach, Vancouver, BC, V6E 3W2

1 Bedroom + Balcony

716 sq.ft.



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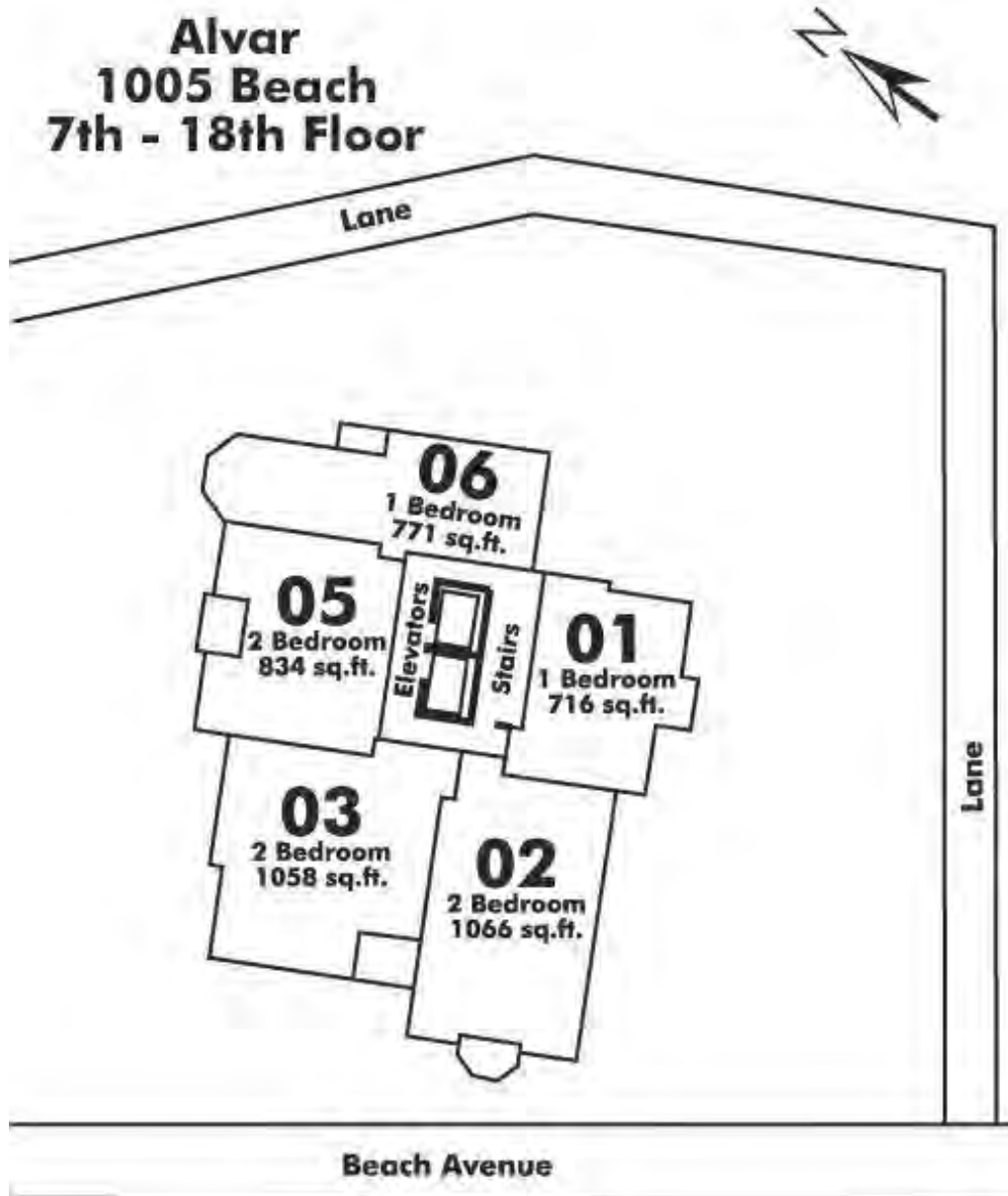
E/O All information including floor plans, floor plates, maps & suite numbers & s/f are gathered from different sources and is believed to be accurate as possible but not guaranteed. If important, reader of this information to verify it against a registered strata plan.

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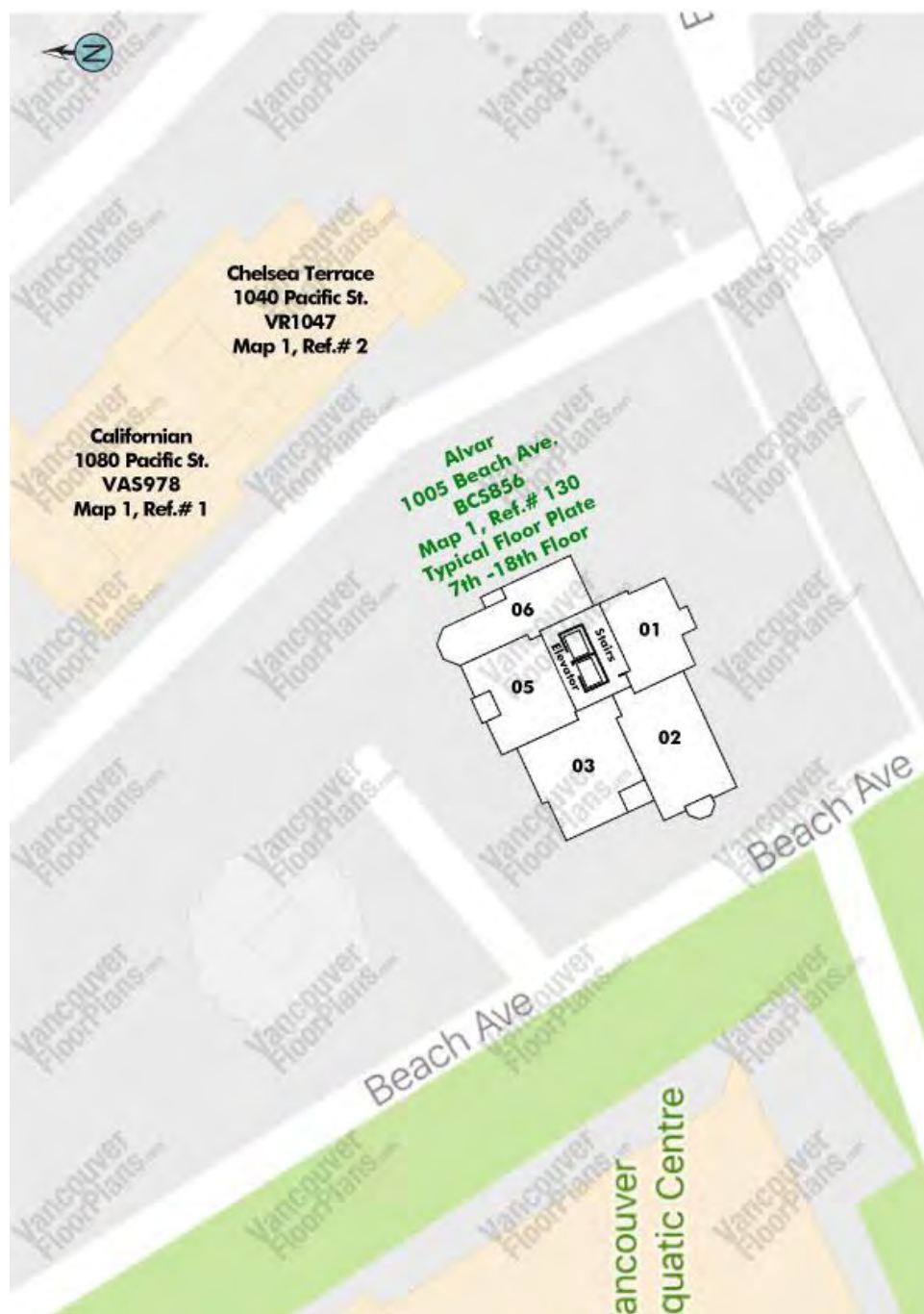
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Harwood Street



Crystalis
1020 Harwood
25-Storey
Ref. # 94

SeaStar
1003 Pacific
21-Storey
Ref. # 3

Burrard Street

Anchor Point
950 Drake
9-Storey
Ref. # 4, 5, 6

Click A Building To View Site

Portofino
1383 Howe
19-Storey
Ref. # 89

Gardino Restaurant

Pacific Ave.

Californian
1080 Pacific
7-Storey
Ref. # 1

Chelsea Terrace
1040 Pacific
9-Storey
Ref. # 2

Thurlow Street

Lane

Alvar
1005 Beach
29-Storey
Ref. # 130

Burrard Bridge

Kettle-Of-Fish Restaurant



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907 Beach
23-Storey
Ref. # 17

Hornby Street

Pacific Promenade
888 Pacific
18-Storey
Ref. # 7

Lane

Park

Beach Ave.

1000 Beach Complex
1006 - 1012 Beach
1018 Beach
990 Beach
988 Beach
3-26-Storey
Ref. # 8, 9, 10, 11, 12, 13

Meridian
910 Beach
8-Storey
Ref. # 16

Seawalk N
1725 Hornby
16-Storey
Ref. # 15

Seawalk South
1675 Hornby
10-Storey
Ref. # 14

888 Beach
888 Beach
1500 Hornby
1501 Howe
8-33-Storey
Ref. # 19, 20, 21

Yaught Harbour Point
1600 Hornby
10-Storey
Ref. # 18

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Area map compliments of Colliers International. Vancouver's top Commercial Sales & Leasing Company



6

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Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	4	0	NA
300,001 – 400,000	8	1	13%
400,001 – 500,000	12	7	58%
500,001 – 600,000	45	15	33%
600,001 – 700,000	71	18	25%
700,001 – 800,000	81	17	21%
800,001 – 900,000	60	12	20%
900,001 – 1,000,000	69	7	10%
1,000,001 – 1,250,000	81	2	2%
1,250,001 – 1,500,000	67	7	10%
1,500,001 – 1,750,000	39	4	10%
1,750,001 – 2,000,000	48	1	2%
2,000,001 – 2,250,000	18	3	17%
2,250,001 – 2,500,000	25	1	4%
2,500,001 – 2,750,000	17	2	12%
2,750,001 – 3,000,000	19	1	5%
3,000,001 – 3,500,000	25	0	NA
3,500,001 – 4,000,000	24	0	NA
4,000,001 – 4,500,000	14	0	NA
4,500,001 – 5,000,000	10	1	10%
5,000,001 & Greater	30	0	NA
TOTAL*	767	99	13%

0 to 1 Bedroom	282	51	18%
2 Bedrooms	378	44	12%
3 Bedrooms	89	4	4%
4 Bedrooms & Greater	18	0	NA
TOTAL*	767	99	13%

SnapStats®	December	January	Variance
Inventory	702	767	9%
Solds	104	99	-5%
Sale Price	\$815,250	\$765,000	-6%
Sale Price SQFT	\$1,055	\$1,048	-1%
Sale to List Price Ratio	98%	98%	0%
Days on Market	42	24	-43%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Coal Harbour	121	7	6%
Downtown	317	51	16%
Westend	141	18	13%
Yaletown	188	23	12%
TOTAL*	767	99	13%

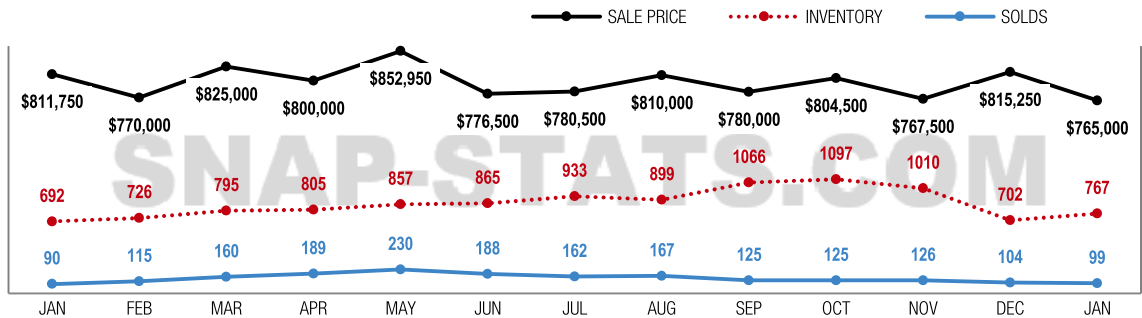
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **DOWNTOWN ATTACHED**: Balanced Market at 13% Sales Ratio average (1.3 in 10 homes selling rate)
- Homes are selling on average 2% below list price
- Most Active Price Band** \$400,000 to \$500,000 with average 58% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$1 mil to \$1.25 mil, Coal Harbour and 3 bedroom properties
- Sellers Best Bet** Selling homes in Downtown and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

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604 265 7975

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info@bccondosandhomes.com



#1601, 1005 BEACH AVE IMPROVEMENT EXPENSES

Hardwood floors (living/dining/kitchen/bedroom)	\$16,471.89
California Closets (bedroom)	\$4,615.35
Custom made blackout blinds (bedroom)	\$3,650.00
Mirrored Doors x 5	\$4,579.85
Paint kitchen, living room, dining room, bedroom, bathroom, sunroom	\$1,316.66
Mica chip wallpaper & installation (livingroom)	\$3,250.00
Den remodel:	
Custom cabinets	\$9,032.50
Remove existing flooring, install new floors, Install wall cabinets	\$8,509.47
Kitchen remodel:	
Kitchen cabinets	\$19,440.00
Kitchen demo, drywall, prep for install	\$14,423.75
Kitchen sink and installation	\$620.31
Kitchen plumbing for dishwasher and sink	\$1,141.78
Ann Sacks kitchen backsplash tiles	\$1,911.69
Backsplash installation	\$929.50
Kitchen & Bathroom marble countertops	\$6,928.50
Kitchen faucet and installation	\$922.88
Bosch wall oven	\$2,561.99
Bosch cooktop	\$1,458.80
KitchenAid Microwave/Hood	\$1,234.79
Bosch Fridge	\$3,012.23
Dishwasher	\$1,338.75
Bathroom remodel:	
Bathroom wall tiles	\$971.86
Bathroom wall tile installation	\$650.00
Bathroom counter top & installation	\$1,672.31
Bathroom faucet	\$233.25
Bathroom side mirror & installation	\$483.44
Bosch series 500 washer & dryer & installation	\$5,607.33
<hr/>	
Total expenses	\$116,968.88

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NOW WITH
SOLD HISTORY

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

www.BCCondosandhomes.com



996 Reed Rd (Gibson)

1.46 acres of beautiful landscape surrounding a 3 Bed/3 Bath home. 2,700 s/f + 330 s/f outdoor area.

\$2,198,000



2640 W 50th Ave (Kerrisdale)

6,200 sf Cape Cod house on a 20,000 s/f lot. Ideal family living with private landscapling.

\$9,800,000



1491 W 26th Ave (Shaughnessy)

5,800SF house on a 8,800 s/f lot Custom built home for luxurious lifestyle

\$5,500,000



1601-1005 Beach Ave (Alvar)

716 s/f East Facing Unit at Alvar, Brand new \$100K kitchen. False Creek View.

\$999,000



3412 155 St (South Surrey)

6000 s/f Executive residence w/ hand crafted millwork, luxurious 5 bed, 6 bath. Spacious outdoor are fully fenced.

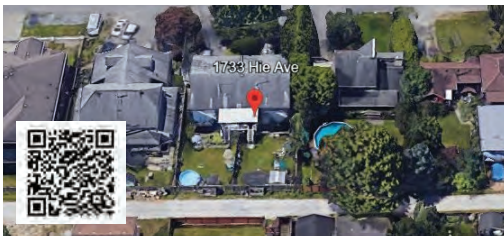
\$3,780,000



2057 Cornerstone Dr. (Kelowna)

8000 s/f lot, 3600 s/f home perched on a hilltop with stunning views of Okanagan & Shannon Lake. MUST SEE!

\$1,490,000



1733 Hie Ave (Coquitlam)

Possible Land Assembly – Zone Block A RM3 & RM2 Designated for medium density | Originally 3 - 4 suites with 4 kitchens.

\$2,200,000



1839 140B St (South Surrey)

2,000 s/f Home, 3 Bed, 2 Bath, Totally Renovated & Shows Well.

\$1,600,000



5770 - 5790 Granville (2 Lots)

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

\$8,200,000



Lot 6 Anstey Arm (Shuswap Lake)

Boat access ONLY | 33.33 acres lot sits on beautiful sandy beaches of Roberts Bay Park | 20mins from Sicamous to this paradise.

\$499,000



DL5418 Pemberton (Mount Currie)

55-acre off-grid Land. 25miles South of Whistler. Campground possible w/ permit. A sanctuary of privacy.

\$1,200,000



67901 Othello Road (Hope)

1775A Coquihalla River property. Paved Access. Current zoning L-1, I-2, R. safe for RV/Tent & Residential Dwelling

\$1,200,000