



604.671.7000

BC Condos & Homes Team

www.bccondosandhomes.com | sales@bccondosandhomes.com



506 – 1678 Pullman – Additional Info – UD Aug 2024

Hello realtors and Future Owners, we have put together for your reference some relevant info for this property and the building including Feature Sheet, Strata Minutes, Strata Plan, Link to the building web sites, Floor Plans and Plates, Common area Pictures, Managers info and Management Company Info and Building and Area Listings and Sales on our BC Condos and Homes Web Sites. If we are missing something, please reach out to us at support@6717000.com

Listing Description.

506 – 1678 Pullman, V6A 0H4, South False Creek, Experience luxury waterfront living at Navio North in South False Creek. This stunning NE corner suite offers captivating views of False Creek from its expansive covered balcony. Boasting 1203 sq ft, 2 beds, 2 baths, and a sleek open plan, this residence features central AC & heat, Bosch Elite appliances, custom cabinetry, Nu-Heat in-floor heating in baths, and hardwood floors. Enjoy access to amenities including a rooftop garden and gym. With a prime location step from Science World, the Seawall, and Olympic Village Community Center, plus a tenant in place at \$5000/mo on a month-to-month lease, this property presents a lucrative investment opportunity. Don't miss out on luxury urban living at its finest. 24Hr concierge, Parking #27 (p1), No storage locker

Realtor remarks:

Lowest priced unit per foot in complex // Go to Paragon Docs for additional info incl Feature Sheet with floor plan, Title, PDS, Form B and Strata Minutes (Eli Report), strata Plan, Site Map, Floor Plates, Building Sales // 24 Hour Building Manager/Concierge - 604-874-8262, conciergenavio@gmail.com // Dwell CO Daryl.macleod@dwellproperty.ca, 604-248-3148 (direct) 604-821-2999 (o) forms@dwellproperty.ca. Park #27(P1), No Locker, 10 bicycle storage lockers, Gym main floor, Lounge – 11th floor. ****To turn on the suite light, you'll have to turn on both the switches as soon as you enter.**

Listing Info on our BC Condos and Homes website:

<https://bcforsale.net/m-r2866070-364-36750-2/506-1678-pullman-porter-street>

Feature Sheet

<https://www.dropbox.com/scl/fi/bfp57awtgifqvilt9ea2/01-506-1678-Pullman-Feature-Sheet-upgraded.pdf?rlkey=xyylpl2qkopnw2lamy6kijvvnw&dl=0>



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PDS, Title, Form B and Team Disclosure

https://bcondos.net/uploads/vancouver36750/02_form_b_title_pds_idrpo_team_disc_call_for_p_w_6046717000.pdf

Property Video – 3 min

<https://vimeo.com/936854699>

Property Video for Social – 60 second

https://www.dropbox.com/scl/fo/tt3vk83n2i9xc906lu5kz/506-1678-Pullman-Porter-St-Vancouver_reel.mp4?rlkey=6wa17pcvpu6kzpc9dvjydrunp&e=1&dl=0

Common Area Pics for 1678 Pullman

<https://www.dropbox.com/scl/fo/w9dv0kua2ysgrcg9ki2jd/h?rlkey=lj3gai31fqen4ivzc39d16chx&dl=0>

Strata Documents

<https://www.dropbox.com/scl/fo/mr5dw9wy36ioi7edxi9ml/AEGBEZnDHDxQgN6isIRJ-dw?rlkey=u0l11pyijesf55g4b73on09yi&dl=0>

Building Strata Minute on bcondos.net: <https://bcondos.net/strata/1678-pullman-porter-st/>

***Please use this Login Info for access – Username: guest // Password: remaxvancouver

Strata plan

<https://www.dropbox.com/scl/fo/oo2zllw4napyw8fgpwcqi/Strata-Plan-EPS4932-1678-Pullman.pdf?rlkey=grk7dv9flpy1kteffizvp5rz&dl=0>

Strata Documents AI Review Service - Eli Report

*** We are glad to introduce you to a new platform that my team and I used to have easy access to on Strata Documents. The Eli Report platform helps clients and realtors easily access documents quickly, transparently, and conveniently. It summarizes all the information on the building link on the platform. It summarizes all the info for you using AI. Here is more news on the Eli Report and how it works <https://elireport.com/how-eli-works/>. Note that the links are only active for 90 days. If in case that the connection is no longer working, please don't hesitate to contact us through this email pteam@6717000.com or call or text us at 604-671-7000, and one of the team will handle this matter. Please give us ample time to refresh the link within 24 hours.

Navio – 1678 Pullman Porter Street Eli Report

<https://app.elireport.com/public/reports/66231a8a3c720b0c29c5c1ef>





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Building Web Site on BC Condos and Homes with Sales History

<https://www.bccondosandhomes.com/building/navio-at-the-creek-1678-pullman-porter-street>

5th Floor Floor Plates

<https://admin.bccondos.net/uploads/vancouver36750//5th floor floorplate.pdf>

Site Map for Creek

<https://www.dropbox.com/scl/fi/wll7iz9ykqp18y2u5139c/CreekSiteMap.pdf?rlkey=onau0udla49kv3f713woo32uj&dl=0>

Site map for Olympic Village

<https://www.dropbox.com/scl/fi/kownv4oxe92i2d4c9tfnC/OlyVillageSiteMap.pdf?rlkey=slvljwb n8ligrctztyav9cab6&dl=0>

Area Listings & Sales on BC Condos and Homes

<https://www.bccondosandhomes.com/#/?lat=49.271361&lng=-123.10325300000001&zoom=17&sold=false&openhouse=false&price from=0&price to=20000000&beds=0%2B&baths=0%2B&kitchens=0%2B&sqft from=0&sqft to=10000&built from=1900&built to=2024&lotsize from=0&lotsize to=43560000&frontage=0&levels=1%2B&dollarfoot from=0&dollarfoot to=2000&parking=0&days back=720&price reduced=0&dom=720&keywords&types=house%2Ctownhouse%2Capartment&restrictions&features&media>

Area Sales

<https://www.bccondosandhomes.com/#/?lat=49.271361&lng=-123.10325300000001&zoom=17&sold=true&openhouse=false&price from=0&price to=20000000&beds=0%2B&baths=0%2B&kitchens=0%2B&sqft from=0&sqft to=10000&built from=1900&built to=2024&lotsize from=0&lotsize to=43560000&frontage=0&levels=1%2B&dollarfoot from=0&dollarfoot to=2000&parking=0&days back=720&price reduced=0&dom=720&keywords&types=house%2Ctownhouse%2Capartment&restrictions&features&media>

Our Sale for 808 – 1633 Ontario Side Unit, 1,000 sf, 2 parking stalls with EV, side unit, Sold for \$1,290,000 (\$1300/ft – Last month)

<https://www.bccondosandhomes.com/listing/r2837281-808-1633-ontario-street>

Our Sale for 802 – 1633 Ontario – 1500 sf, waterfront – front unit Sold by us for \$3M (\$2000/ft) Last month (see Feature sheet in Data Room)

https://vopenhouse.ca/video/29573_94c419/



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Social Medias

Linked in:

<https://www.linkedin.com/feed/update/urn:li:share:7189344996930531328/>

Instagram:

<https://www.instagram.com/p/C6Fuf3cuimc/>

Tiktok:

Facebook:

BC CONDOS: <https://www.facebook.com/283607751096355/posts/407091745414621>

PERSONAL LES PAGE:

<https://www.facebook.com/1079904286483399/posts/1225570515250108>

Building On Site Property Manager:

Building Manager Johnston Gee - 604-874-5826 // Concierge 604-872-8262
conciergenavio@gmail.com M-F 9:30 AM-6PM - Sat/Sun - 8:30-5PM - Veronica - weekend manager // Dwell Property Management 604-821-2999 (o) 604-248-3148 (direct)
daryl.macleod@dwellproperty.ca, forms@dwellproperty.ca CO Daryl McLeod // // Site Manager - Ben Aghai 604-522-9444 (c) - Common Property Maintenance Issue // Nite Security - Blackbird Security 1-888-991-2622 - Ext 0 // To order new remotes, owner has to log into the client portal, realtors cannot do it - the portal url is; clients.dwellproperty.ca or direct link is <https://clients.dwellproperty.ca/Account?ReturnUrl=%2f> //

Ring code for this unit that goes to the Sellers cell is #5033 – the name on intercom panel is Richard Atkinson.

There are about 10 bike storage rooms on P1 level, also there are private dedicated single bike storage lockers that are for rent from the Concierge at \$10/mo.

The Lounge and roof deck is on the 11th floor for 1678 Pullman (Navio North) and on the 13th for 1688 Pullman (Navio South) The concierge for both buildings is at Navio North. The lounge is open during the day and can be booked for private evets on the Client Portal.

The gym is on the lobby level of 1678 Pullman.





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The Creek Area Building Location Map

<https://www.dropbox.com/scl/fi/4cs761f5popeeieo7nuia/10-The-Creek-Quebec-W-1st-Ave-w-Copyright.pdf?rlkey=qi8bvmqs5xdneegsk9wlo8ydf&dl=0>

Comparable to Unit 506 – Link to the map below;

<https://www.dropbox.com/scl/fi/10naipd4i1biqs8htfbim/06-LabeledCreekSideComparableMap.pdf?rlkey=w1dms2sg232xqulvuy46gpvho&dl=0>

Subject Property at 506 – 1678 Pullman

Strata lot 137, 1,203 SF, L/P \$1,999,000, (\$1,661/Ft) Assessed Value (\$1,551,000) Facing NE

<https://bcres.paragonrels.com/CollabLink/?id=c2ed08b6-e7e6-4bd8-bce7-50ea14914fc0&forMlsId=BCRES>

#1 – Strata lot 4: **101 - 1688 Pullman**, 1,245 SF, L/P \$1,599,000, S/P \$1,555,000, (\$1,249/Ft) Assessed Value (\$1,479,000) It's a back unit at Navio South (TH) **sold at \$1249/ft** Facing South with big huge wrap around deck

<https://bcres.paragonrels.com/CollabLink/?id=9843117a-fb16-472f-b9d9-c7fbe442784f&forMlsId=BCRES>

#2 – Strata lot 72: **906 - 1688 Pullman** (Navio South), 1,201 SF, L/P \$1,898,000, **S/P \$1,785,000, (\$1,486/Ft)** Assessed Value (\$1,765,000) **Facing West – West views of False Creek and Science World – the views are similar to your property**

<https://bcres.paragonrels.com/CollabLink/?id=39a9caad-899e-42bb-82ca-289483f1cd05&forMlsId=BCRES>

#3 – Strata lot 64: **807 – 1688 Pullman**, 1,358 SF, L/P \$2,378,000, **S/P \$2,335,000, (\$1,719/Ft)** Assessed Value (\$1,987,000) **N/W Views of False Creek – also similar views – this property is assessed at \$400K above your property**





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<https://bcres.paragonrels.com/CollabLink/?id=898a4ea9-55f3-49bb-93c7-bed92abfd8f4&forMlsId=BCRES>

#4- Strata lot 11: **1682 Pullman**, 1,062 SF, L/P \$1,249,000, **S/P \$1,195,000, (\$1,125/Ft)**
Assessed Value (\$1,171,000) – NE corner TH at Navio South – no view

<https://bcres.paragonrels.com/CollabLink/?id=da95c9c4-104a-468c-9a33-0b599da2fa04&forMlsId=BCRES>

#5- Strata lot 149: **704 – 1678 Pullman**, 1,142 SF, **LISTING - L/P \$2,249,000**, Assessed Value (\$1,793,000) Facing West – on the market for 3 Months and not sold – large deck – better/similar view

<https://bcres.paragonrels.com/CollabLink/?id=41f6a729-77bc-4164-a493-6f34448f8bcc&forMlsId=BCRES>

#6- Strata lot 176: 1201 – 1678 Pullman, 1,777 SF, L/P \$3,289,000, Assessed Value (\$3,231,000) – PH – Not a comparable, Facing North

<https://bcres.paragonrels.com/CollabLink/?id=875bb8ea-ac81-48c0-83c8-1b004e7ad93d&forMlsId=BCRES>

#7- Strata lot 108: 101- 1678 Pullman, 1,679 SF, TH - Listing - **L/P \$2,998,000**, Assessed Value (\$2,063,000)

<https://bcres.paragonrels.com/CollabLink/?id=485a3b05-0237-412f-896c-fc52d599c9ac&forMlsId=BCRES>

#8- Strata lot 153: 801 – 1678 Pullman, 606 SF, L/P \$749,000, **S/P \$760,000, (\$1,254/Ft)**
Assessed Value (\$805,000) – One Bed – SE Corner – Not a comparable



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<https://bcres.paragonrels.com/CollabLink/?id=624fa262-6e4b-4a9c-b30d-2da8c03b3fa8&forMlsId=BCRES>

#9- Strata lot 157: 805 – 1678 Pullman, 1,594 SF, L/P \$2,999,900, **S/P \$2,950,000 (\$1,850/Ft)**
Assessed Value (\$2,737,000) NW Corner – **Superior View** – **Check link below**

<https://bcres.paragonrels.com/CollabLink/?id=4fb879f2-df7a-48d8-9143-1e7047ec3f43&forMlsId=BCRES>

#10 Our Sale for 802 – 1633 Ontario – 1500 sf, waterfront – front unit **Sold by us for \$3M (\$2000/ft)** Last month (see Feature sheet in Data Room) – this is crem de la crem unit and cant compare to your unit

https://vopenhouse.ca/video/29573_94c419/

#11 Our Sale for 808 – 1633 Ontario Side Unit, 1,000 sf, 2 parking stalls with EV, side unit, **Sold for \$1,290,000 (\$1300/ft – Last month)** looking into Navio North with Science World Views

<https://www.bccondosandhomes.com/listing/r2837281-808-1633-ontario-street>

Data Room

<https://www.dropbox.com/scl/fo/hmb72rvvej5l5eh75hujw/AJkpCwRYHQkGTSrbMexwT5E?rlk=ey=ow68eprbcxubsn2wmsks97ovi&dl=0>

