



604.671.7000

**BC Condos & Homes Team**

www.bccondosandhomes.com | sales@bccondosandhomes.com



## 506 – 1678 Pullman – Additional Info

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](mailto: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](mailto: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 – 11<sup>th</sup> 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://bccondos.net/uploads/vancouver36750/01\\_506\\_1678\\_pullman\\_feature\\_sheet\\_upgraded\\_a.pdf](https://bccondos.net/uploads/vancouver36750/01_506_1678_pullman_feature_sheet_upgraded_a.pdf)



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## **PDS, Title, Form B and Team Disclosure**

[https://bccondos.net/uploads/vancouver36750/02\\_form\\_b\\_title\\_pds\\_idrpo\\_team\\_disc\\_call\\_for\\_pw\\_6046717000.pdf](https://bccondos.net/uploads/vancouver36750/02_form_b_title_pds_idrpo_team_disc_call_for_pw_6046717000.pdf)

## **Property Video – 3 min**

<https://vimeo.com/936854699>

## **Property Video for Social – 60 second**

[https://www.dropbox.com/scl/ft3vk83n2i9xc906lu5kz/506-1678-Pullman-Porter-St-Vancouver\\_reel.mp4?rlkey=6wa17pcvpu6kzpc9dvjydrunp&e=1&dl=0](https://www.dropbox.com/scl/ft3vk83n2i9xc906lu5kz/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=lj3gai31fgen4ivzc39d16chx&dl=0>

## **Strata Documents**

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

## **Building Strata Minute on bccondos.net:** <https://bccondos.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=qrk7dv9flpy1kteffizvp5rz&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](mailto: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.net

<https://bccondos.net/1678-pullman-porter-st?forcebcn=true&urlftchsrc=inbtapi2837kj4kx7uckjlgstur>

## Building Web Site on BC Condos and Homes with Sales History

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

## 5<sup>th</sup> 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 n8ligretztyav9cab6&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=2000000&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=2000000&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>**





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**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/](https://vopenhouse.ca/video/29573_94c419/)**

### **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](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.**





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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 events on the Client Portal.

The gym is on the lobby level of 1678 Pullman.

### 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>





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**#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**

<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>



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**#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

<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/](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>

# The Creek By Concert

Copyright 2024

East False Creek  
False Creek



1 Athletes Way  
Community Centre

**#10-Unit 802**

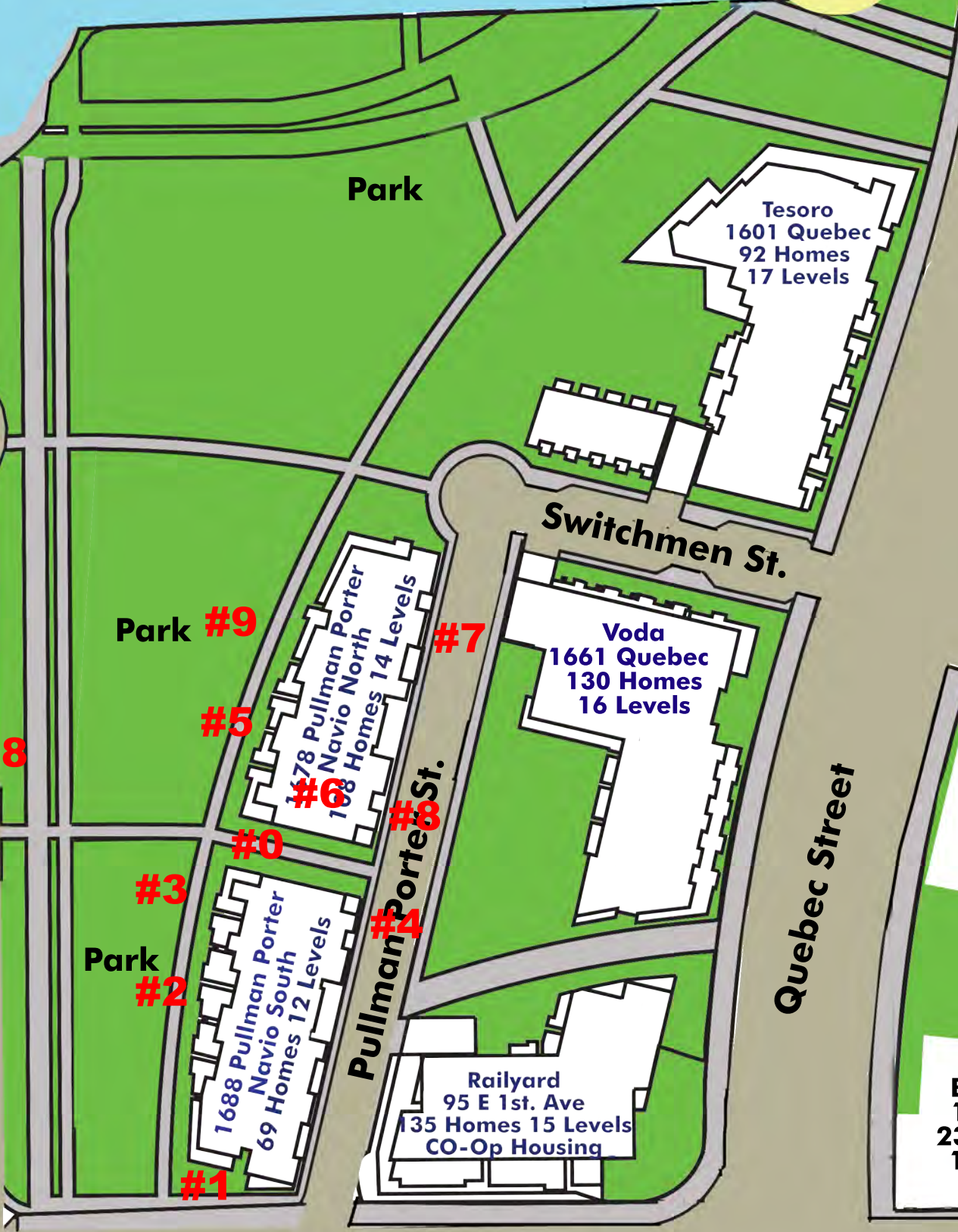
Kayak  
1633 Ontario  
135 Homes  
11 Levels

Olympic Village

**#11- Unit 808**

Sail  
1661 Ontario  
114 Homes  
11 Levels

Ontario Street



Park #9

#5

#3

#2

#1

#7

#6

#4

#8

1678 Pullman Porter  
Navio North  
108 Homes 14 Levels

1688 Pullman Porter  
Navio South  
69 Homes 12 Levels

Voda  
1661 Quebec  
130 Homes  
16 Levels

Railyard  
95 E 1st. Ave  
135 Homes 15 Levels  
CO-Op Housing

Tesoro  
1601 Quebec  
92 Homes  
17 Levels

1618 Quebec  
Central  
304 Homes  
22 Levels

1611 Main St.  
CBSA

Lido  
110 Switchmen  
183 Homes  
19 Levels

1635 Main  
Physiolabs

Block100  
111 E 1st  
230 Homes  
15 Levels

1691 Main  
Railtown  
Cafe

E 1st Ave.

TheOne  
38 W 1st  
131 Homes  
14 Levels

Pinnacle On The Park  
1708 Ontario  
137 Homes  
18 Levels

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Meccanica  
108 E 1st  
170 Homes  
12 Levels

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1 Athletes Way  
Community Centre

#10-Unit 802

Kayak  
1633 Ontario  
135 Homes  
11 Levels

#11- Unit 808

Sail  
1661 Ontario  
114 Homes  
11 Levels

Ontario Street

Park #2  
#3

#1  
1688 Pullman Porter  
Navio South  
69 Homes 12 Levels

Park #9

#5

#6  
1678 Pullman Porter  
Navio North  
108 Homes 14 Levels

#0

Pullman Porter St.  
#4  
#8

Railyard  
95 E 1st. Ave  
135 Homes 15 Levels  
CO-Op Housing

Switchmen St.

Voda  
1661 Quebec  
130 Homes  
16 Levels

#7

Tesoro  
1601 Quebec  
92 Homes  
17 Levels

Quebec Street

E 1st Ave.

Block  
111 E  
230 H  
15 Le

110  
15