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BC Condos & Homes Team

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**R2866070****Active**Apartment/Condo
Residential Attached**506 1678 PULLMAN PORTER STREET**Vancouver East
Mount Pleasant VE
Navio**\$1,999,000** (LP)

(SP)

\$1,661.68 L\$/SF

S\$/SF

Sold Date:



Total Bedrooms 2
Total Baths 2
FIARtotFin 1,203
BB Northeast
Outdoor Area BALC
View Yes
View - Specify False Creek

Approx. Year Built 2018
Tot Units in Strata Plan 177
Mgmt. Co Name Dwell Property Management
Mgmt. Co Phone# 604-821-2999
Parking Places - Total 1
Parking Places - Covered 1

Days On Market 17
Occupancy Tenant
Gross Taxes \$4,479.71
Maintenance Fee \$820.50
Locker No
Maint Fee Includes Caretaker, Garbage Pickup, Gardening, Management, Water

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 steps 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.

RE/MAX Crest Realty

04/19/2024 11:44 AM

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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Vancouver East

(SP)

Apartment/Condo

Mount Pleasant VE

\$1,661.68 L\$/SF

Residential Attached

Navio

Sold Date:

S\$/SF



Sold Date: Frontage (feet): Approx. Year Built: **2018**
 Meas. Type: Frontage (metres): Age: **6**
 Depth / Size (ft.): Bedrooms: **2** Zoning: **CD-1**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Gross Taxes: **\$4,479.71**
 Flood Plain: Full Baths: **2** For Tax Year: **2023**
 Approval Req?: Half Baths: **0** Tax Inc. Utilities?:
 Exposure: **Northeast** Maint. Fee: **\$820.50** P.I.D.: **030-438-462**
 If new, GST/HST inc?:
 Mgmt. Co's Name: **Dwell Property Management**
 Mgmt. Co's Phone: **604-821-2999**
 View: **Yes: False Creek**
 Complex / Subdiv: **Navio**
 Services Connected: **Community, Sanitary Sewer, Water**

Style of Home: 1 Storey	Total Parking: 1	Covered Parking: 1	Parking Access: Front
Construction: Other	Parking: Garage; Underground, Visitor Parking		
Exterior: Concrete, Glass, Stone			Locker: N
Foundation:	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
Rain Screen:	R.I. Plumbing:	Units in Development: 177	Total Units in Strata: 177
Renovations:	R.I. Fireplaces:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	# of Fireplaces:	Seller's Interest: Registered Owner	
Fireplace Fuel:		Property Disc.: Yes	
Fuel/Heating: Geothermal, Radiant		Fixtures Leased: No	
Outdoor Area: Balcony(s)		Fixtures Rmvd: No	
Type of Roof: Other		Floor Finish: Hardwood, Tile	

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Water**
 Legal: **STRATA LOT 137, PLAN EPS4932, DISTRICT LOT FC, GROUP 1, 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 V**

Amenities: **Air Cond./Central, Bike Room, Elevator, Exercise Centre, Garden, In Suite Laundry, Wheelchair Access, Concierge**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Microwave, Oven - Built In, Refrigerator,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'4 x 21'2			x			x
Main	Kitchen	16'6 x 8'6			x			x
Main	Primary	11'4 x 10'8			x			x
Main	Bedroom	10'2 x 9'4			x			x
Main	Laundry	8'0 x 6'0			x			x
Main	Patio	22'6 x 8'6			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	1,203	# 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	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	1,203 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Unfinished Floor:	0	Basement: None			6				
Grand Total:	1,203 sq. ft.				7				
					8				

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

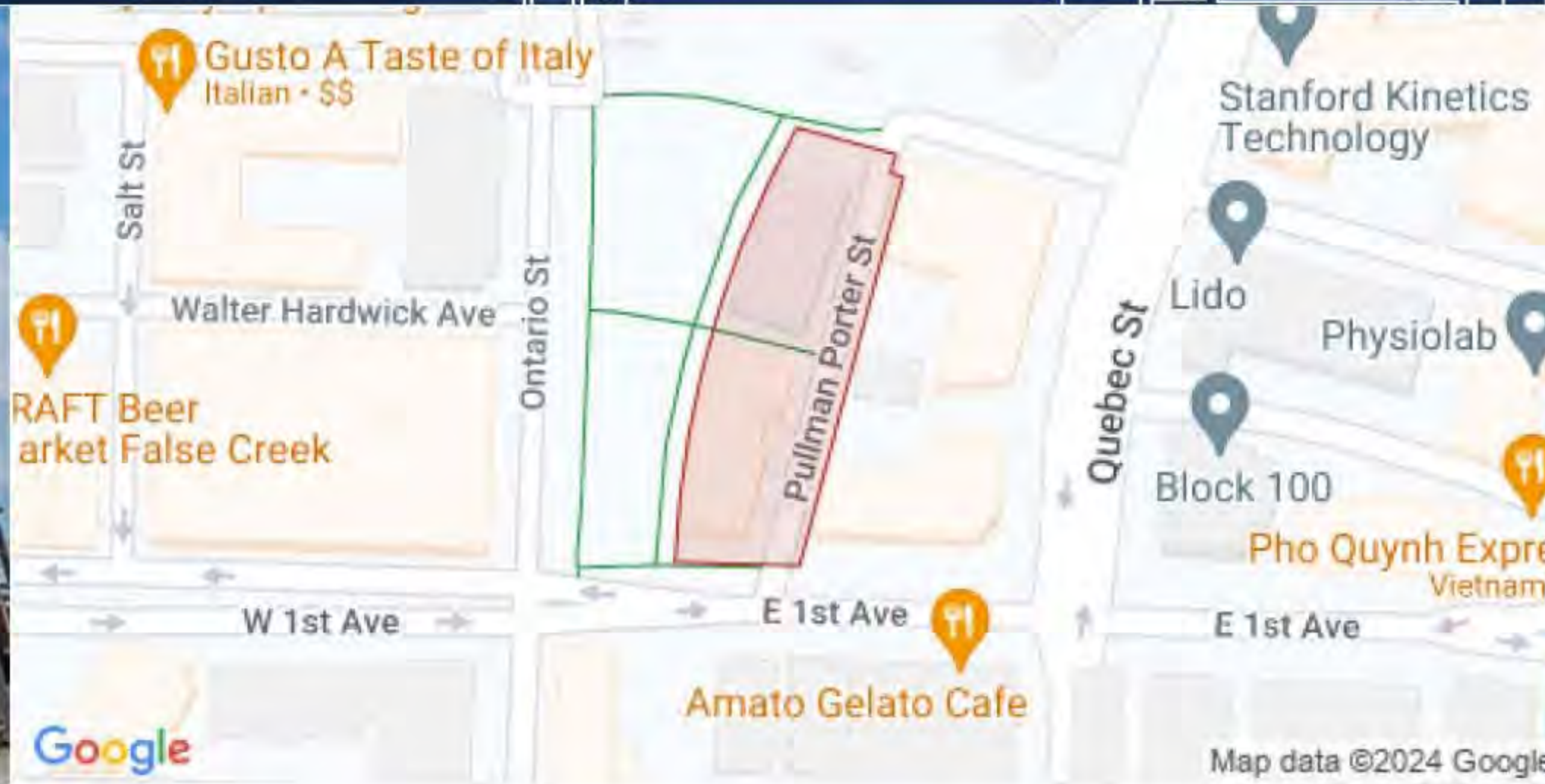
506 – 1678 Pullman, V6A 0H4, South False Creek, Experience luxury waterfront living at Navio North in South False Creek. This stunning NE corner suite offers captivating views of False Creek from its expansive covered balcony. Boasting 1203 sq ft, 2 beds, 2 baths, and a sleek open plan, this residence 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 steps 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.



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506-1678 PULLMAN PORTER ST Vancouver BC V6A 0H4

PID	030-438-462	Legal Description	STRATA LOT 137 GROUP 1 FALSE CREEK NEW WESTMINSTER DISTRICT STRATA PLAN EPS4932 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 (612) - 1551 Quebec Street, 1600 Ontario Street, and 95 East 1st Avenue (Southeast False Creek Areas 3A and 3B)	Plan	EPS4932				
Registered Owner	AT*, R*	Community Plans(s)	NCP: Mount Pleasant, LAP: Southeast False Creek Development Area, not in ALR				
Floor Area	1203 Ft ²	Max Elevation	4.96 m	Year Built	2018	Transit Score	98 / Rider's Paradise
Lot Size	-	Min Elevation	3.95 m	Bedrooms	2	Walk Score	99 / Walker's Paradise
Dimensions	-	Annual Taxes	\$4,479.71	Bathrooms	1	Structure	STRATA-LOT RESIDENCE (CONDOMINIUM)

MLS HISTORY

MLS history not available

APPRECIATION

	Date	(\$)	% Change
Assessment	2024	\$1,551,000	-9.29 %
Sales History	25/10/2018	\$1,709,900	

ASSESSMENT

	2023	2024	% Change
Building	\$548,000	\$527,000	-3.83 %
Land	\$1,063,000	\$1,024,000	-3.67 %
Total	\$1,611,000	\$1,551,000	-3.72 %

SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Simon Fraser	Eric Hamber
District	SD 39	SD 39
Grades	K - 7	8 - 12

DEVELOPMENT APPLICATIONS

Application Type: Dev App
 Date: n/a
 Dev App: 49 East 1st Avenue

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

Detailed Tax Report

Property Information

Prop Address	1678 PULLMAN PORTER ST UNIT# 506	Jurisdiction	CITY OF VANCOUVER
Municipality	CITY OF VANCOUVER	Neighborhood	MOUNT PLEASANT
Area	VANCOUVER EAST	SubAreaCode	VVEMP
PropertyID	030-438-462	BoardCode	V
PostalCode	V6A 0H4		

Property Tax Information

TaxRoll Number	013638184430137	Gross Taxes	\$4,479.71
Tax Year	2023	Tax Amount Updated	07/21/2023

More PIDS

030-438-462

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
EPS4932	137		FC	36				

Legal FullDescription

STRATA LOT 137, PLAN EPS4932, DISTRICT LOT FC, GROUP 1, 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 V

Land & Building Information

Width		Depth	
Lot Size		Land Use	
Actual Use	STRATA-LOT RESIDENCE (CONDOMINIUM)		
Year Built	2018		
BCA Description	STRATA APARTMENT - HI-RISE	Zoning	CD-1 (612) COMPREHENSIVE DEVEL
WaterConn			
BCAData Update	01/05/2024		

Supplementary Property Info

BedRooms	2	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
\$1,024,000.00	\$527,000.00	\$1,551,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,024,000.00	\$527,000.00	\$0.00	\$0.00	\$1,551,000.00

School Taxable Totals

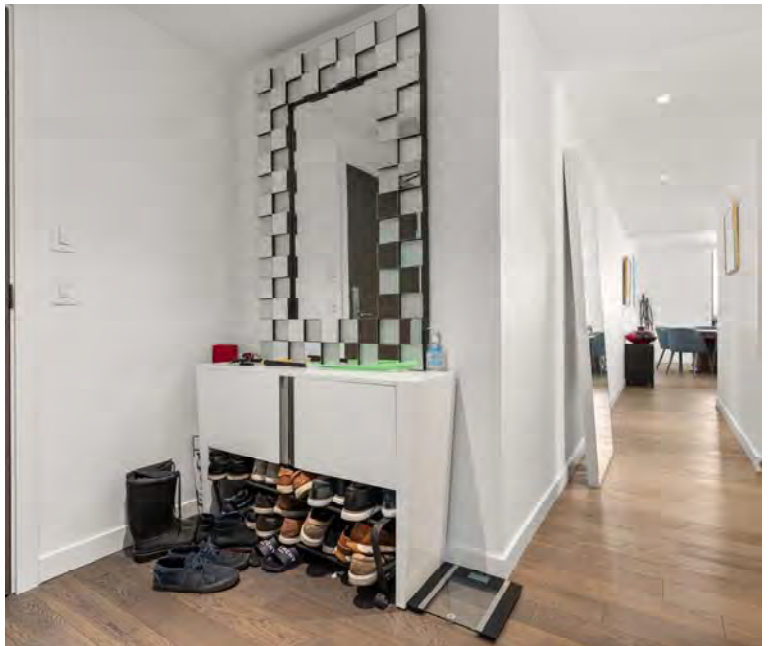
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,024,000.00	\$527,000.00	\$0.00	\$0.00	\$1,551,000.00

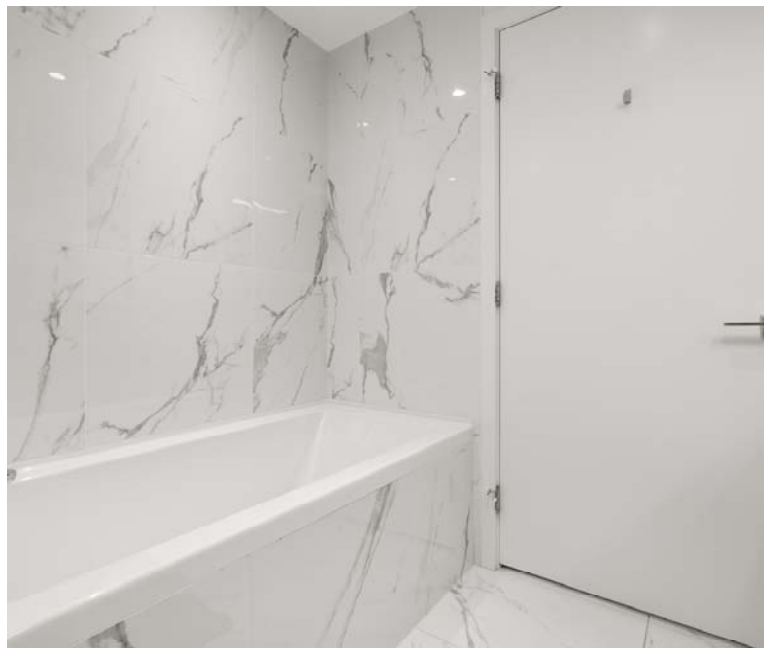
Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
10/25/2018	\$1,709,900.00	CA7149757	IMPROVED SINGLE PROPERTY TRANSACTION
5/11/2018	\$0.00	CA6793834	REJECT - NOT SUITABLE FOR SALES ANALYSIS



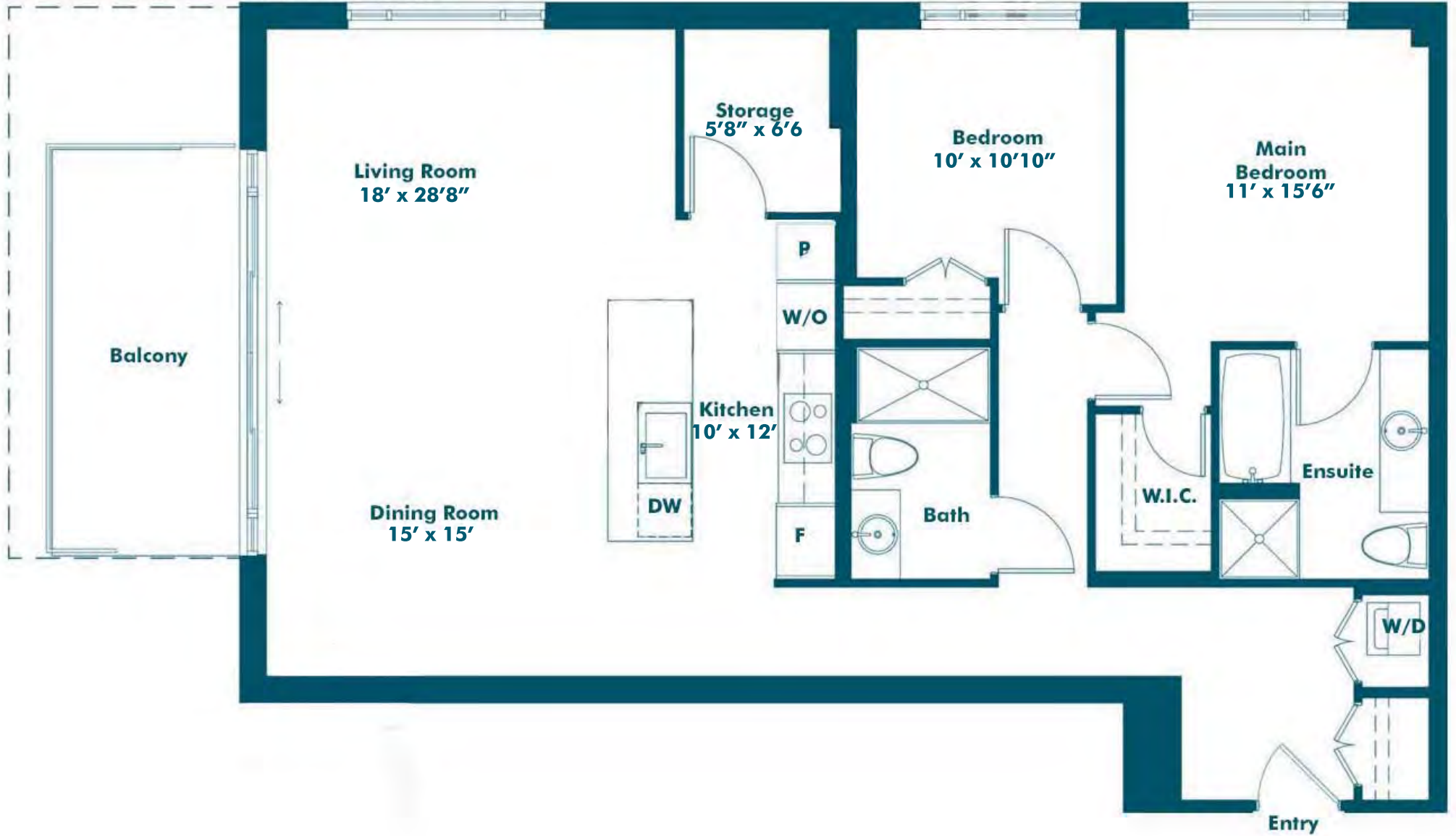








OUTLINE OF TERRACE AT LEVEL 3 ONLY — 169 Sq.Ft.



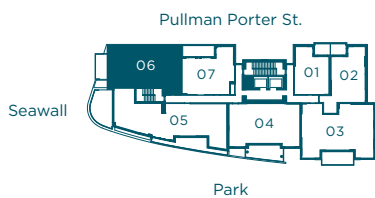
C4 | 06

2 BEDROOM
Interior | 1203 Sq.Ft.
Exterior | 106 Sq.Ft.

NAVÍOTM

NORTH

OUTLINE OF TERRACE AT LEVEL 3 ONLY – 169 Sq.Ft.



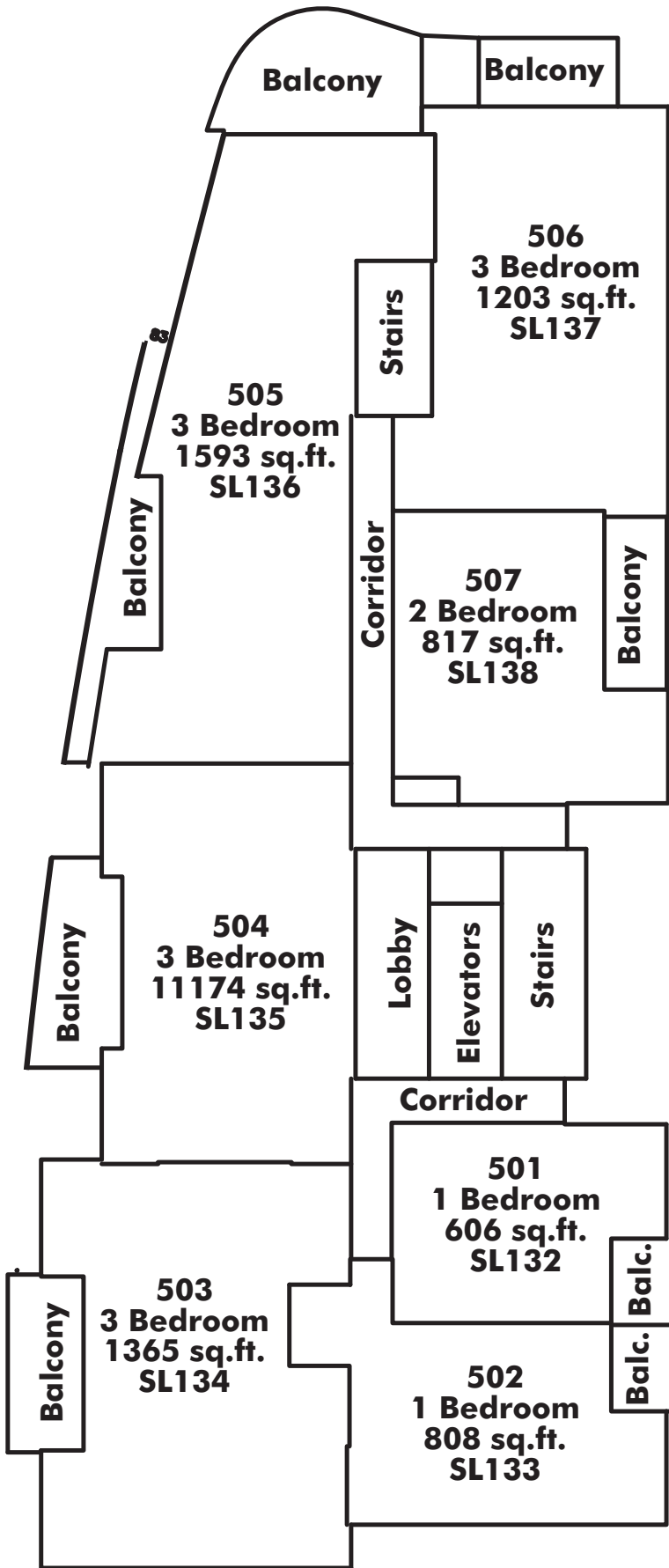
LEVEL 3-10

Concert reserves the right to make modifications and changes to floor plans, project design, specifications and features. Final suite size, dimensions, and floorplans are approximate and may vary. E.&O.E. May 2016

CONCERT[®]

**Navio North
1678 Pullman Proter
5th Floor**

Switchmen Street



Pullman Porter Steet

Price Band & Bedroom CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 – 300,000	0	0	NA
300,001 – 400,000	0	1	NA*
400,001 – 500,000	6	3	50%
500,001 – 600,000	22	13	59%
600,001 – 700,000	45	15	33%
700,001 – 800,000	56	19	34%
800,001 – 900,000	59	21	36%
900,001 – 1,000,000	64	18	28%
1,000,001 – 1,250,000	87	33	38%
1,250,001 – 1,500,000	93	21	23%
1,500,001 – 1,750,000	91	12	13%
1,750,001 – 2,000,000	85	17	20%
2,000,001 – 2,250,000	30	5	17%
2,250,001 – 2,500,000	26	1	4%
2,500,001 – 2,750,000	16	1	6%
2,750,001 – 3,000,000	9	1	11%
3,000,001 – 3,500,000	9	0	NA
3,500,001 – 4,000,000	1	0	NA
4,000,001 – 4,500,000	0	0	NA
4,500,001 – 5,000,000	3	0	NA
5,000,001 & Greater	4	0	NA
TOTAL*	706	181	26%

0 to 1 Bedroom	194	61	31%
2 Bedrooms	314	84	27%
3 Bedrooms	182	34	19%
4 Bedrooms & Greater	16	2	13%
TOTAL*	706	181	26%

SnapStats®	February	March	Variance
Inventory	658	706	7%
Solds	160	181	13%
Sale Price	\$980,000	\$1,008,000	3%
Sale Price SQFT	\$1,076	\$1,097	2%
Sale to List Price Ratio	98%	101%	3%
Days on Market	15	10	-33%

Community CONDOS & TOWNHOMES

SnapStats®	Inventory	Sales	Sales Ratio
Arbutus	2	0	NA
Cambie	103	18	17%
Dunbar	15	2	13%
Fairview	78	17	22%
Falscreek	77	22	29%
Kerrisdale	21	6	29%
Kitsilano	55	37	67%
Mackenzie Heights	1	1	100%
Marpole	81	22	27%
Mount Pleasant	6	1	17%
Oakridge	33	6	18%
Point Grey	13	3	23%
Quilchena	7	8	114%*
SW Marine	8	1	13%
Shaughnessy	6	3	50%
South Cambie	48	6	13%
South Granville	42	1	2%
Southlands	0	1	NA*
University	110	26	24%
TOTAL*	706	181	26%

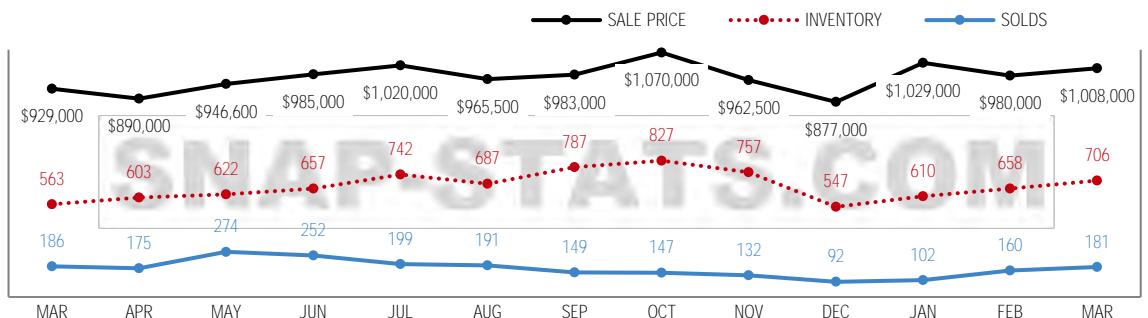
*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

Market Summary

- Market Type Indicator **WESTSIDE ATTACHED**: Sellers Market at 26% Sales Ratio average (2.6 in 10 homes selling rate)
- Homes are selling on average 1% above list price
- Most Active Price Band** \$500,000 to \$600,000 with average 59% Sales Ratio (Sellers market)
- Buyers Best Bet** Homes between \$2.25 mil to \$2.5 mil, South Granville and minimum 4 bedroom properties
- Sellers Best Bet** Selling homes in Kitsilano, Quilchena and up to 1 bedroom properties

**With minimum inventory of 10 in most instances

13 Month Market Trend



Compliments of...

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False Creek



Seawall

Seawall

Canoe Bridge

Canada House
181
Athletes Way
12-storey
38 suites

Canada House East
151
Athletes Way
7-storey
18 suites

Shipyard Inlet

Tidal Amphitheatre

Community Centre
1 Athletes Way

Athletes Way

Columbia Street

Bridge
1616
Columbia
7-storey
50 suites

170 Athletes Way
160 Athletes Way
150 Athletes Way

169 Walter Hardwick Rental

138 Athletes Way
128 Athletes Way
118 Athletes Way

Olympic Gold Metal Room Pool & Sauna

121 Walter Hardwick Rental

Terra Bread Shoreline
1625
Manitoba
9-storey
68 suites
Legacy Liquor Store

The Birds

London Drugs On 1st Floor

12 Athletes Way
5-storey / 27 suites

77 Walter Hardwick
9-storey / 56 suites

Kayak
1633
Ontario
11-storey
93 suites

Walter Hardwick Way

Brook
181
W. 1st
14-storey
129 suites

Rental

151 W. 1st
Rental

Rental

122 Walter Hardwick Rental

Park

133/131 W. 1st
Rental

Compass
123
W. 1st
8-storey
63 suites
TD Bank

Manitoba Street

Salt Building
85 W. 1st
Restaurant & Specialty Shops

Urban Fare 1st Floor Extends From W. 1st Ave. To Walter Hardwick

Rental Suites 80
Walter Hardwick

75 W. 1st
Rental

Sails
1661
Ontario
14-storey
114 suites

Ontario Street

W. 1st Avenue

JJ Bean Coffee

BMO Theatre

Wall Centre False Creek
138 W 1st Ave

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The Creek By Concert

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East False Creek
False Creek



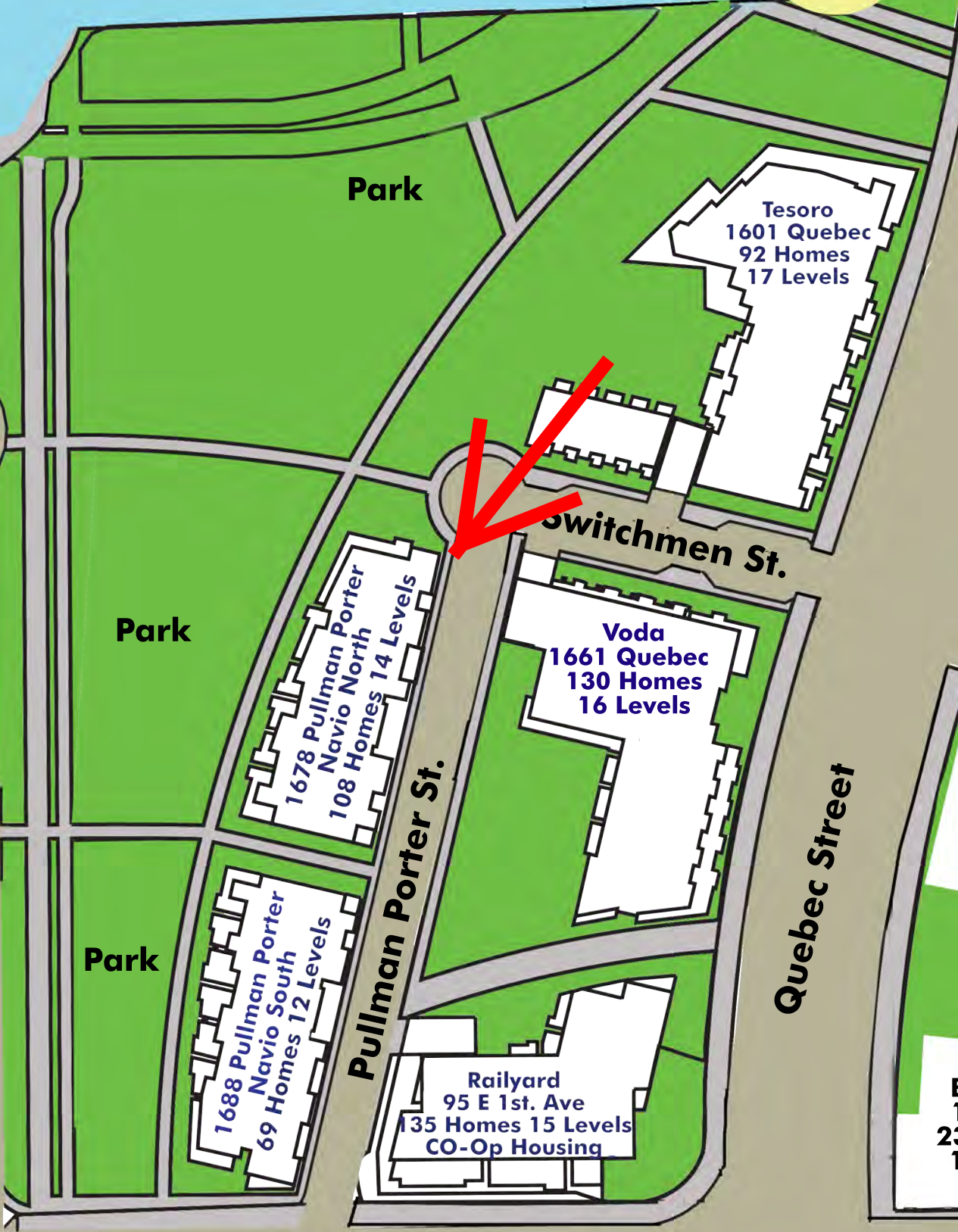
1 Athletes Way
Community Centre

Olympic Village

Kayak
1633 Ontario
135 Homes
11 Levels

Sail
1661 Ontario
114 Homes
11 Levels

Ontario Street



Park

Tesoro
1601 Quebec
92 Homes
17 Levels

Park

1678 Pullman Porter
Navio North
108 Homes 14 Levels

Voda
1661 Quebec
130 Homes
16 Levels

Park

1688 Pullman Porter
Navio South
69 Homes 12 Levels

Pullman Porter St.

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

E 1st Ave.

Quebec Street

Quebec Street

Central St.

1618 Quebec
Central
304 Homes
22 Levels

1611 Main St.
CBSA

1527 Main St.
McDonalds

Switchmen St.

Lido
110 Switchmen
183 Homes
19 Levels

1635 Main
Physolabs

Main St.

Block100
111 E 1st
230 Homes
15 Levels

1691 Main
Railtown
Cafe

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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