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BC Condos & Homes Team

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**R2891235****Active**Apartment/Condo
Residential Attached**2401 565 SMITHE STREET**Vancouver West
Downtown VW**\$1,099,000** (LP)

(SP)

\$1,096.81 L\$/SF

S\$/SF

Sold Date:



Total Bedrooms 2
Total Baths 2
FIARtotFin 1,002
BB Southeast
Outdoor Area BALC
View Yes
View - Specify CITY

Approx. Year Built 2009
Tot Units in Strata Plan 148
Mgmt. Co Name First Service Residential
Mgmt. Co Phone# 604-683-8900
Parking Places - Total 1
Parking Places - Covered 1

Days On Market 8
Occupancy Tenant
Gross Taxes \$3,456.00
Maintenance Fee \$810.00
Locker Yes
Maint Fee Includes Caretaker, Garbage Pickup, Gardening, Gas, Hot Water,

2401-565-Smithe-Vancouver-V6B 0E4, Experience unparalleled EXECUTIVE LIVING in this LUX 2+Den unit at the "PRIVATE COLLECTION" in Vita by Solterra, part of the exclusive Dolce/Vita complex. Revel in the abundant natural light w/breathtaking SE-facing views of the city & False Creek through floor-to-ceiling windows. The king-sized primary bedroom boasts a spacious WI closet & an elegant ensuite. The open kitchen feat sleek cabinetry, ample counter space, and full-size appl incl a gas stove. Vita offers top-notch amenities: concierge, fitness studio, OD hot tub, lounge, and kids play area on 5th Flr. This pet & rental-friendly building incl. 1 park#70 and 1 storage unit. Currently rented at \$3500/mo - fully furnished on a month-to-month basis. Maint \$730/mo, Taxes \$300/mo, Contingency \$713K

RE/MAX Crest Realty

06/12/2024 03:08 PM

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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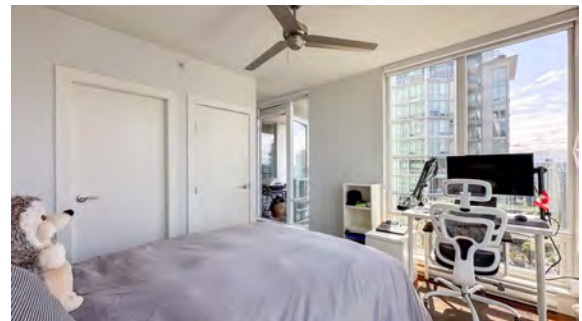
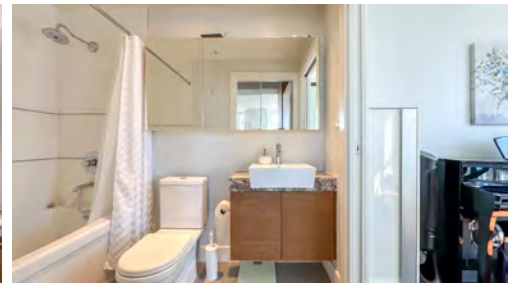
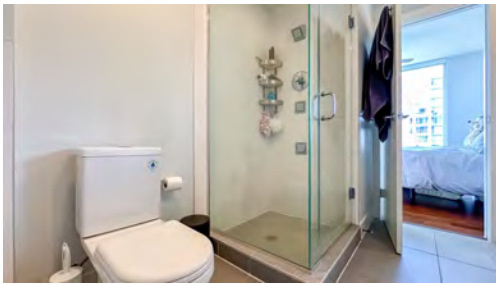
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Vancouver West

(SP)

Apartment/Condo

Downtown VW

\$1,096.81 L\$/SF

Residential Attached

Sold Date:

S\$/SF



Sold Date: Frontage (feet): Approx. Year Built: **2009**
 Meas. Type: Frontage (metres): Age: **15**
 Depth / Size (ft.): Bedrooms: **2** Zoning: **RES**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Gross Taxes: **\$3,456.00**
 Flood Plain: **No** Full Baths: **2** For Tax Year: **2023**
 Approval Req?: **Yes** Half Baths: **0** Tax Inc. Utilities?: **No**
 Exposure: **Southeast** Maint. Fee: **\$810.00** P.I.D.: **028-008-022**
 If new, GST/HST inc?:
 Mgmt. Co's Name: **First Service Residential**
 Mgmt. Co's Phone: **604-683-8900**
 View: **Yes: CITY**
 Complex / Subdiv:
 Services Connected: **Community, Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: 1 Storey	Total Parking: 1	Covered Parking: 1	Parking Access:
Construction: Concrete	Parking: Garage Underbuilding		Locker: Y
Exterior: Concrete, Glass	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
Foundation:	R.I. Plumbing: No	Units in Development: 148	Total Units in Strata: 148
Rain Screen:	R.I. Fireplaces:	Title to Land: Freehold Strata	
Renovations:	# of Fireplaces: 1	Seller's Interest: Registered Owner	
Water Supply: City/Municipal		Property Disc.: Yes	
Fireplace Fuel: Gas - Natural		Fixtures Leased: No	
Fuel/Heating: Electric		Fixtures Rmvd: No	
Outdoor Area: Balcony(s)		Floor Finish: Mixed	
Type of Roof: Tar & Gravel			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management**
 Legal: **STRATA LOT 124, PLAN BCS3550, DISTRICT LOT 541, 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: **Bike Room, Club House, Exercise Centre, In Suite Laundry, Recreation Center, Swirlpool/Hot Tub, Concierge**
 Site Influences: **Central Location, Lane Access, Marina Nearby, Paved Road, Recreation Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'0 x 11'0			x			x
Main	Kitchen	14'0 x 7'0			x			x
Main	Primary	11'0 x 10'0			x			x
Main	Bedroom	10'0 x 9'0			x			x
Main	Den	7'0 x 6'0			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,002	# of Rooms: 5	# 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	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 1,002 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: 1,002 sq. ft.				7				
				8				

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

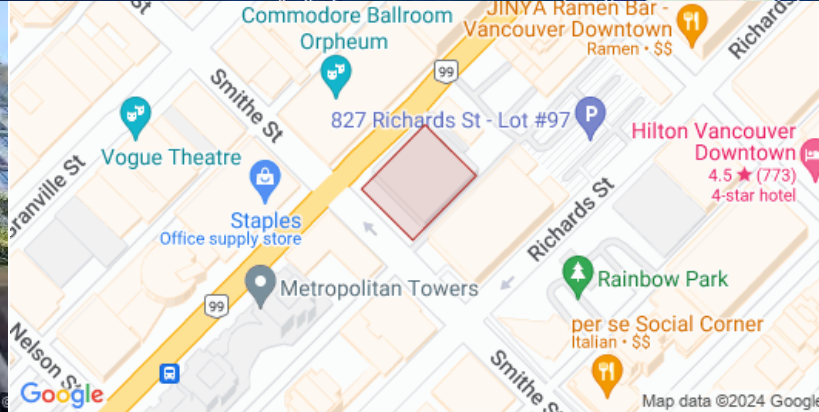
2401-565-Smithe-Vancouver-V6B 0E4, Experience unparalleled EXECUTIVE LIVING in this LUX 2+Den unit at the "PRIVATE COLLECTION" in Vita by Solterra, part of the exclusive Dolce/Vita complex. Revel in the abundant natural light w/breathtaking SE-facing views of the city & False Creek through floor-to-ceiling windows. The king-sized primary bedroom boasts a spacious WI closet & an elegant ensuite. The open kitchen features sleek cabinetry, ample counter space, and full-size appl incl a gas stove. Vita offers top-notch amenities: concierge, fitness studio, OD hot tub, lounge, and kids play area on 5th Flr. This pet & rental-friendly building incl. 1 park and 1 storage unit. Currently rented at \$3500/mo - fully furnished on a month-to-month basis. Maint \$730/mo, Taxes \$300/mo, Contingency \$713K



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2401-565 SMITHE ST Vancouver BC V6B 0E4

PID	028-008-022	Legal Description	STRATA LOT 124 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS3550 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 (442) - 898 Seymour Street and 887-897 Richards Street	Plan	BCS3550				
Registered Owner	VA*, H*	Community Plans(s)	NCP: Downtown, not in ALR				
Floor Area	1002 Ft ²	Max Elevation	28.53 m	Year Built	2009	Transit Score	100 / Rider's Paradise
Lot Size	-	Min Elevation	25.59 m	Bedrooms	2	Walk Score	100 / Walker's Paradise
Dimensions	-	Annual Taxes	\$3,456.41	Bathrooms	2	Structure	STRATA-LOT RESIDENCE (CONDOMINIUM)

MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2891235	Active 04/06/2024	2	\$1,099,000 / -	RE/MAX Crest Realty
V922877	Sold 08/01/2012	18	\$777,000 / \$768,000	Sutton Group-West Coast Realty
V908967	Expired 07/12/2011	91	\$819,000 / -	Sutton Group-West Coast Realty

APPRECIATION

	Date	(\$)	% Change
List Price	04/06/2024	\$1,099,000	43.10 %
Sales History	31/01/2012	\$768,000	-4.47 %
	14/10/2009	\$803,900	

SCHOOL CATCHMENT

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

ASSESSMENT

	2023	2024	% Change
Building	\$344,000	\$313,000	-9.01 %
Land	\$899,000	\$817,000	-9.12 %
Total	\$1,243,000	\$1,130,000	-9.09 %

DEVELOPMENT APPLICATIONS

No records found for this parcel

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

I'm more than a real estate agent. I'm a REALTOR®.

Detailed Tax Report

Property Information

Prop Address	565 SMITHE ST UNIT# 2401	Jurisdiction	CITY OF VANCOUVER
Municipality	CITY OF VANCOUVER	Neighborhood	DOWNTOWN SOUTH
Area	VANCOUVER WEST	SubAreaCode	VVWDT
PropertyID	028-008-022	BoardCode	V
PostalCode	V6B 0E4		

Property Tax Information

TaxRoll Number	029604134920124	Gross Taxes	\$3,456.41
Tax Year	2023	Tax Amount Updated	07/21/2023

More PIDS

028-008-022

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian
BCS3550	124		541	36				

Legal FullDescription

STRATA LOT 124, PLAN BCS3550, DISTRICT LOT 541, 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	2009		
BCA Description	STRATA APARTMENT - HI-RISE	Zoning	CD-1 (442) COMPREHENSIVE DEVEL
WaterConn			
BCAData Update	04/09/2024		

Supplementary Property Info

BedRooms	2	Foundation	
Full Bath	1	Half Bath2	0
Half Bath3	1	Stories	1.00
Pool Flg		Carport	
Garage S		Garage M	

Actual Totals

Land	Improvement	Actual Total
\$817,000.00	\$313,000.00	\$1,130,000.00

Municipal Taxable Totals

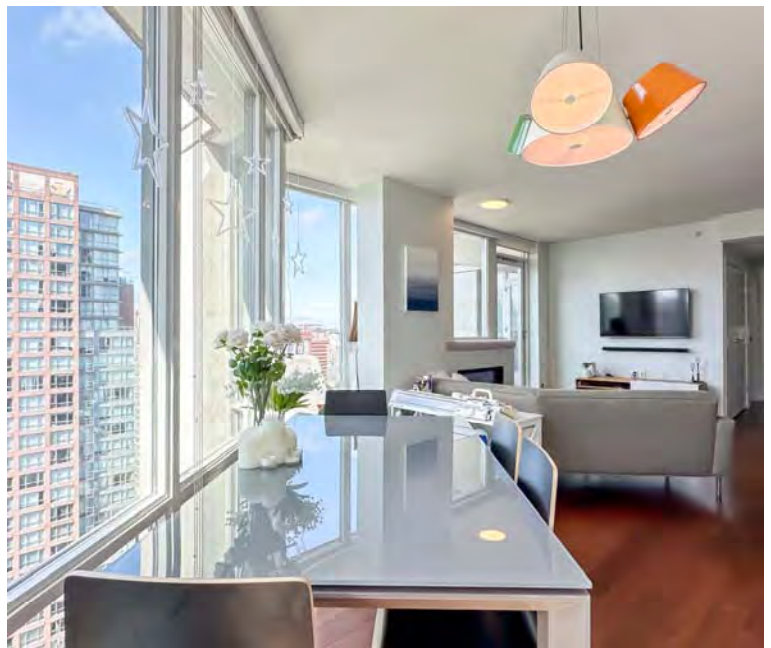
Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$817,000.00	\$313,000.00	\$0.00	\$0.00	\$1,130,000.00

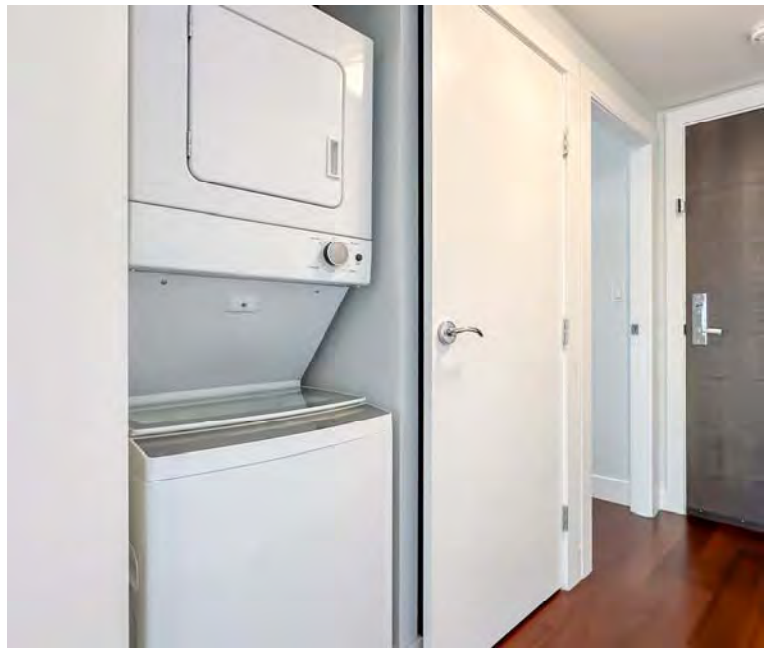
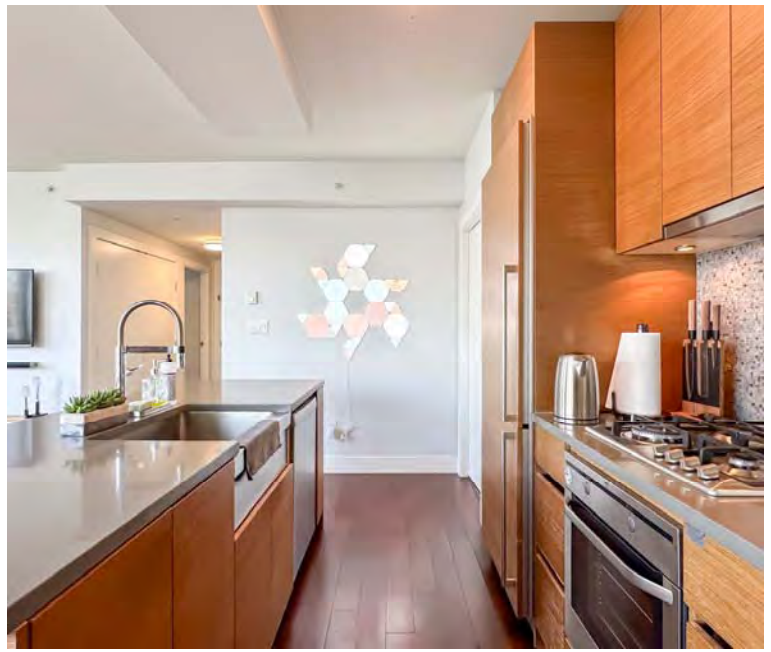
School Taxable Totals

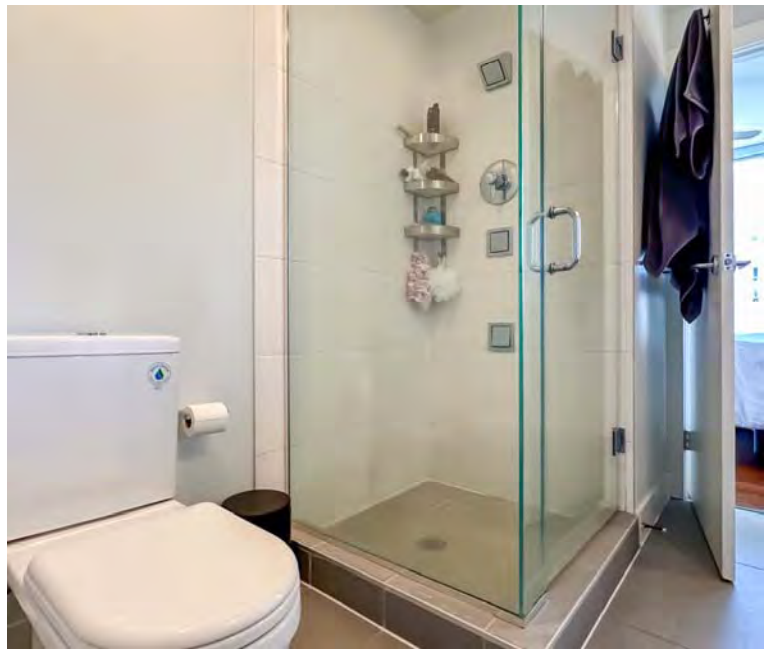
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$817,000.00	\$313,000.00	\$0.00	\$0.00	\$1,130,000.00

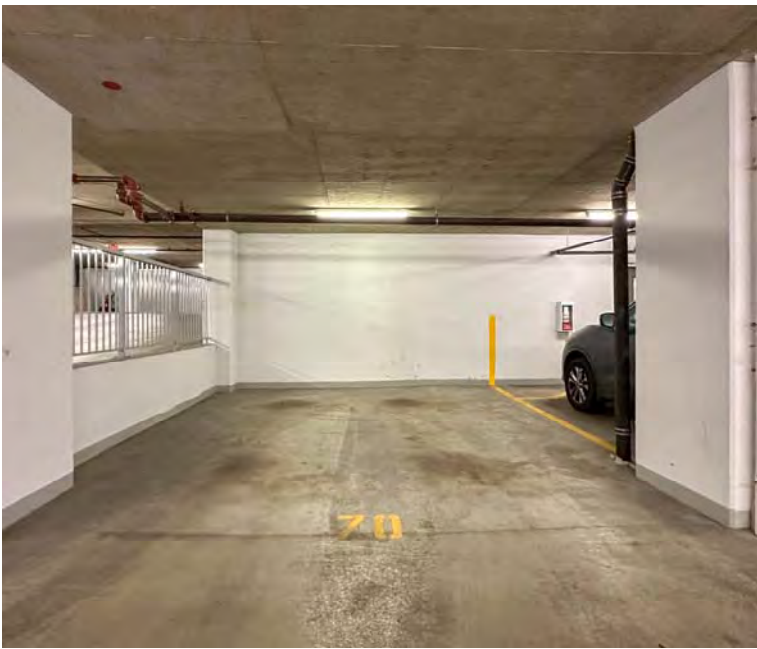
Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
1/31/2012	\$768,000.00	CA2373178	IMPROVED SINGLE PROPERTY TRANSACTION
10/14/2009	\$803,900.00	CA1308406	IMPROVED SINGLE PROPERTY TRANSACTION
9/1/2009	\$0.00	BB1205546	REJECT - NOT SUITABLE FOR SALES ANALYSIS











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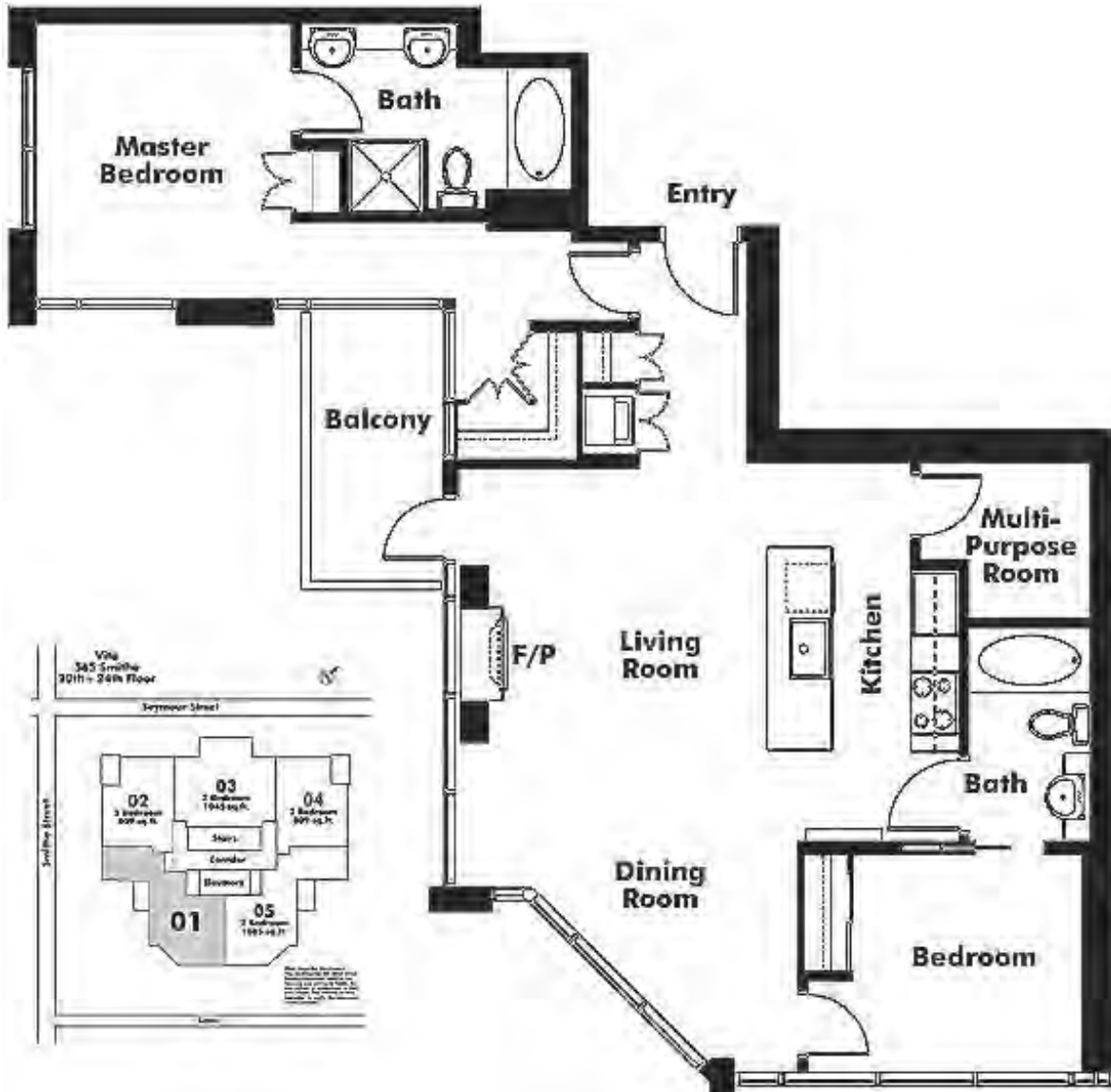
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Vita

#2401 565 Smithe, Vancouver, BC, V6B 0E4
2 Bedroom + Balcony - 1002 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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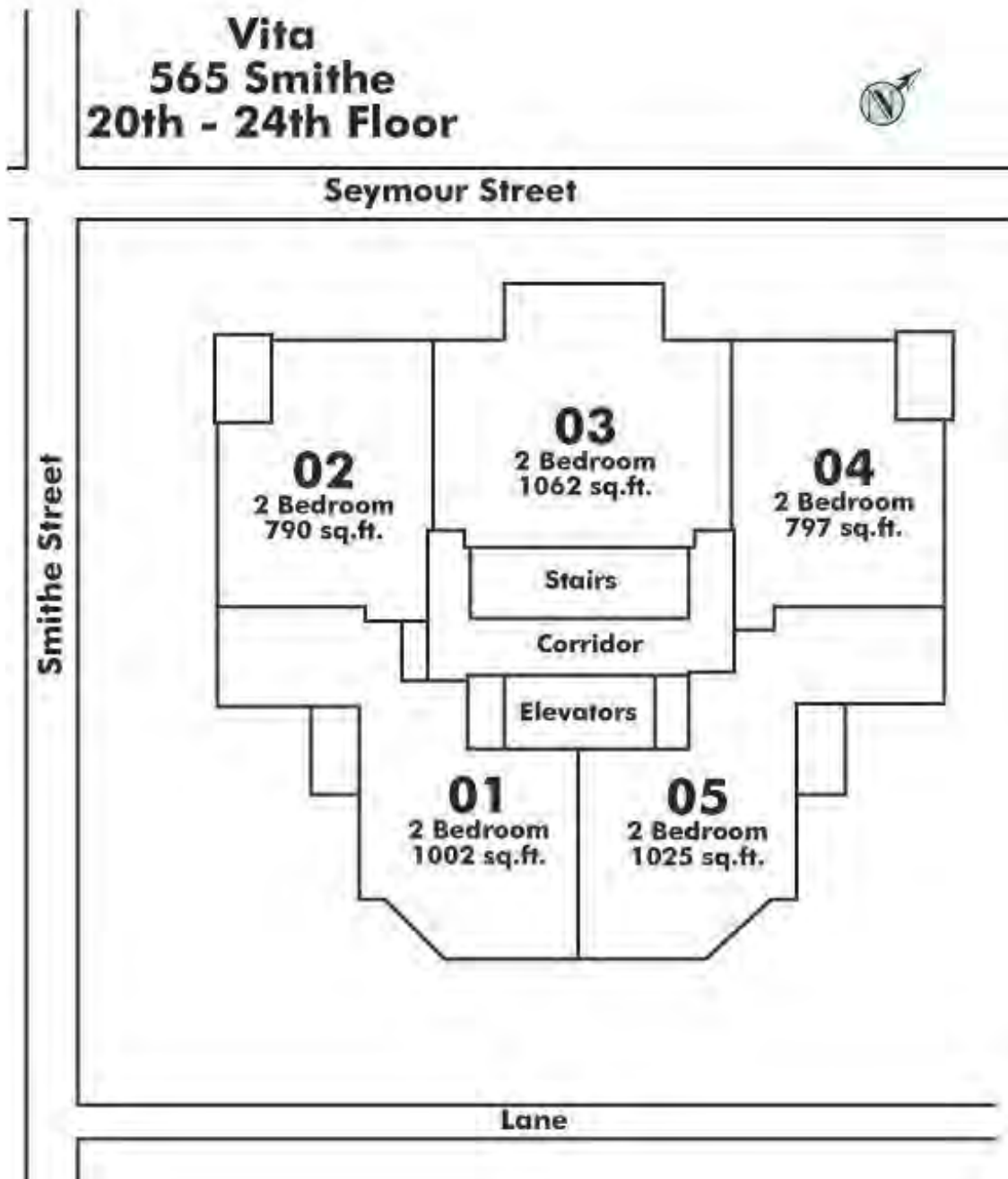
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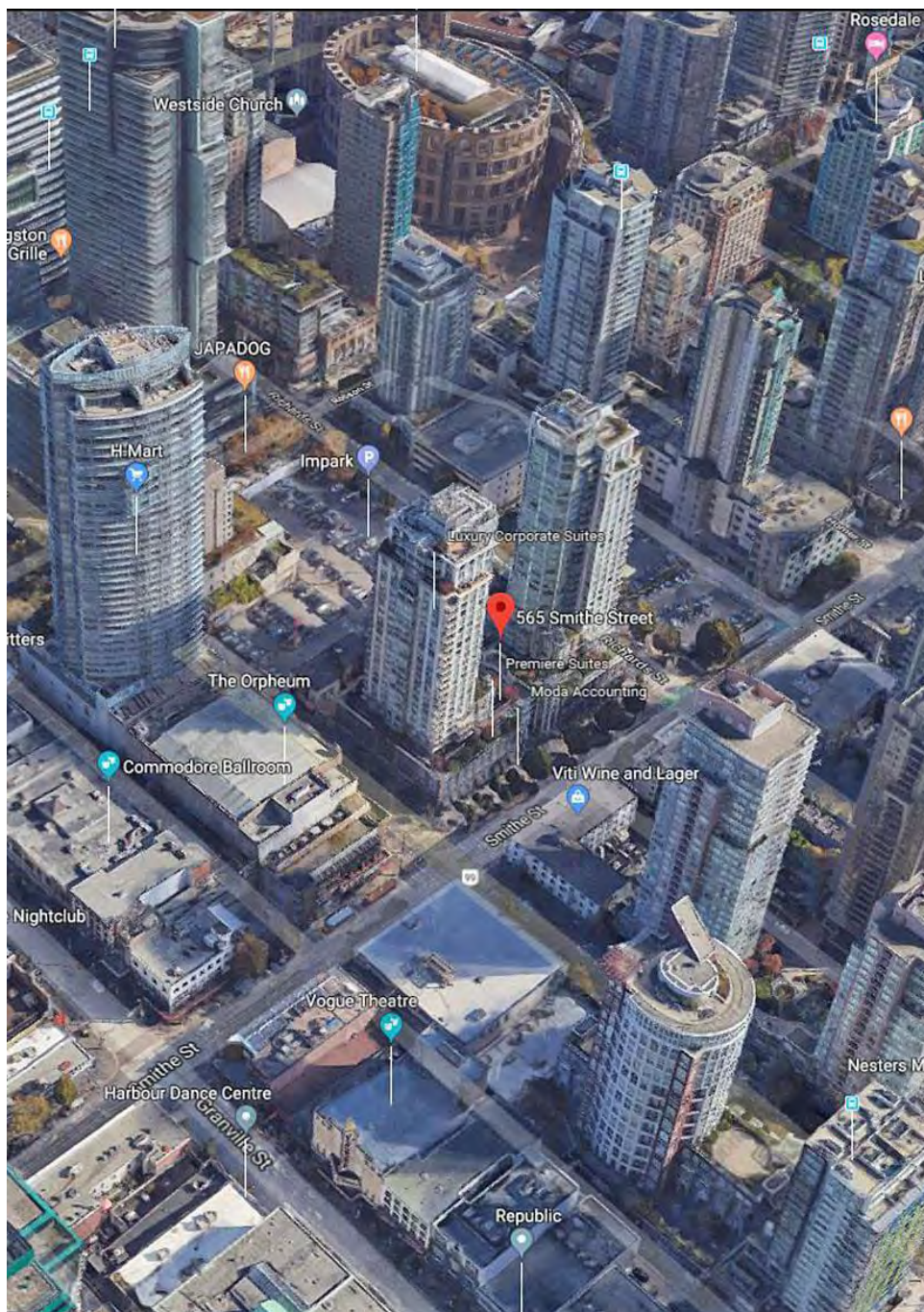
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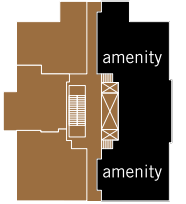
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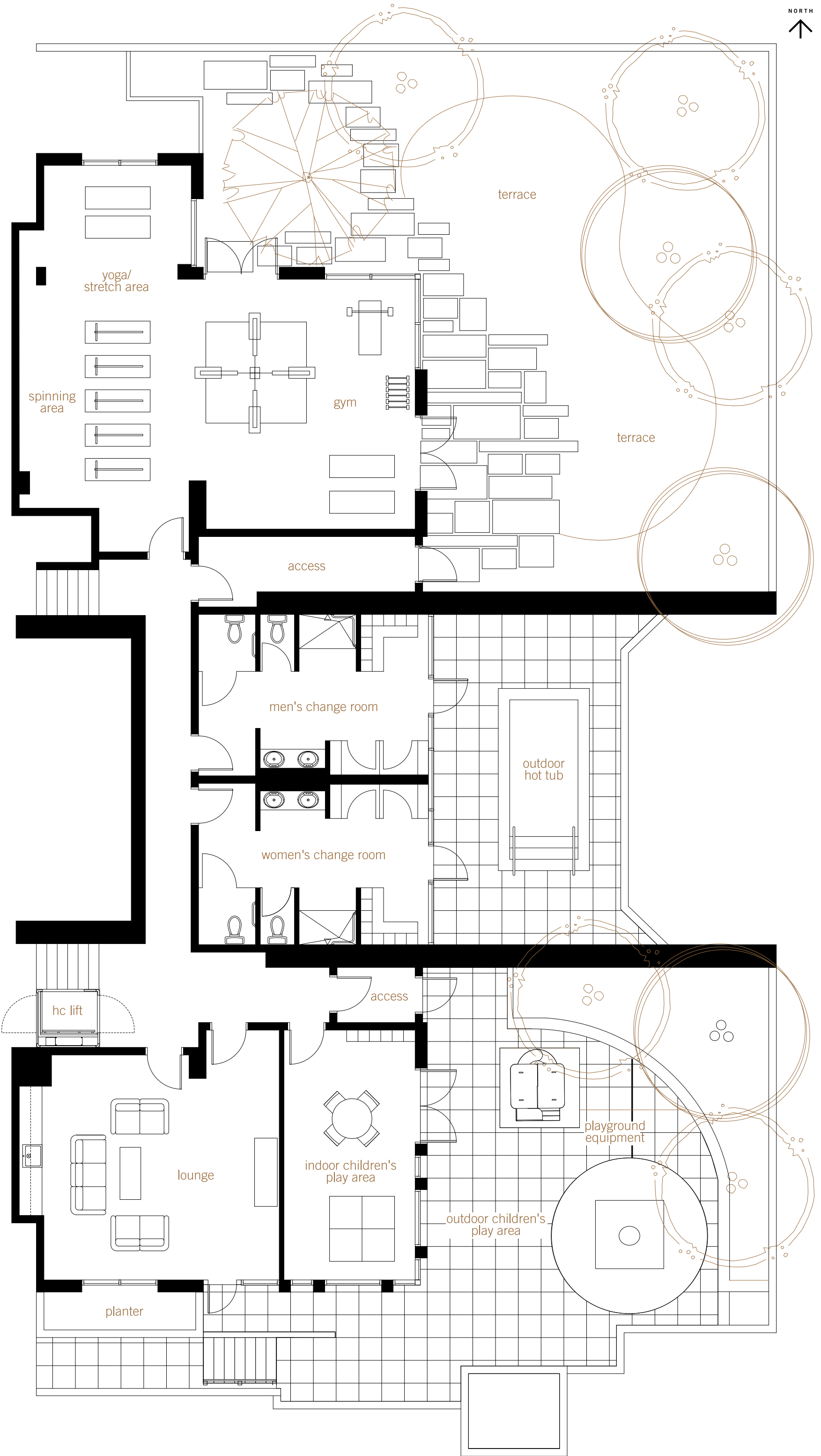
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DIMENSIONS, SIZES, SPECIFICATIONS, LAYOUTS AND MATERIALS ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE WITHOUT NOTICE. E.&O.E.



Vita Exteriors

- Urban living design – contemporary, but timeless architecture by award-winning firm Merrick Architecture
- State-of-the-art building technologies featuring 29 storeys of engineered reinforced concrete construction
- Acoustical walls between suites built to STC 55 requirements
- Energy efficient window system with Low-E and Argon Gas – warm in the winter and cool in the summer, and reduces UV fading
- LEED compatible paints, sealants and adhesives for a more healthy indoor environment
- Ceiling heights:

Floor 5	12'	ceilings
Floors 6 to 19	8'	ceilings
Floors 20 to 26	8'6"	ceilings
Floor 27	9'	ceilings
Floors 28 and 29	9'6"	ceilings

Beautifully Designed Interiors

- Spacious open air balconies on some suites or private enclosed balconies
- Individually controlled air conditioning & heating system for levels 27, 28 and 29
- Wide plank hardwood floors in kitchen, living areas, dining areas and glass partitioned bedrooms
- Carpeting in bedrooms by Beaulieu Canada™
- Baseboards and door decorative mouldings
- Lever-style, polished chrome interior door hardware
- Unobtrusive roll down blinds throughout
- Samsung front loading washer and stacking dryer
- Gas fireplace with brushed stainless steel surround for floors 20 and up
- Sliding partition glass door panels for second bedrooms

Gourmet Kitchens

- Rift White Oak, Walnut or Wenge wood veneer faced cabinetry with modern square edge details
- 1 1/4" thick Caesarstone™ countertops
- 1" inch thick granite countertops in "Alto" scheme for floors 20 and up
- Polished marble mosaic 3/8" tile backsplash
- Stainless steel Kindred™ raised sink
- Nobili™ Wishwash Plus 300 deluxe chrome faucet with spray
- AEG wall oven and gas cooktop
- Slider style hood fan
- Liebherr integrated frost free refrigerator
- Fisher Paykel single drawer integrated dishwasher
- Panasonic Genius stainless steel microwave
- In-sink disposal

Bathrooms

- Bathroom vanities of Rift White Oak, Walnut or Wenge wood veneer faced cabinetry with modern square edge details or Chipperfield pedestal sinks by Porcher™
- Marble countertops for vanities with Acri-Tec semi recessed vanity sink
- Over-sized vanity mirror with hidden storage
- Kohler water tiles in one shower (some suites)
- Frameless glass shower door (some suites)
- European single lever faucet in polished chrome
- Soaker tub in all suites
- Rainhead style showerhead with European pressure balanced polished chrome faucet
- Water-efficient, dual low-flush toilet
- 12 x 24" porcelain floor tile

Convenient Amenities

- Virtual spinning area
- Fitness room with universal gym, cardio and weight equipment
- Yoga/stretching studio
- Outdoor hot tub/spa
- Change rooms
- Children's play area indoors & outdoors
- Resident's Lounge including big screen TV and second garden terrace

Interconnectivity/Security/Other/Peace of Mind

- Secured garage and lobby entrances with controlled access, underground owner and separate visitor parking
- State-of-the-art fire protection systems including sprinklers and in-suite smoke detector
- Two high speed elevators with access to your floors only
- Out-of-suite storage for each suite
- Secure bike storage
- Rough in for in-suite security system
- "Technology ready" – with additional telephone / cable/data outlets and high-capacity CAT-5 wiring
- Warranty includes 10-year structural coverage; 5-year water penetration coverage plus 2 full years in-home coverage for workmanship and materials, backed and matched by St. Paul Guarantee, BC's leading government approved new home warranty provider

The developer reserves the right to make modifications and changes to building design, specifications, features and floor plans. Suite sizes are approximate; actual floor plans and square footage may vary. E & O.E.

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NOW WITH SOLD HISTORY

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

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14147 24th Ave (White Rock)

New to market, 4,368 s/f Mansion
Built by European Builder on 1 Acre Lot

\$5,200,000



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



Parking lot in front will be a park

506 - 1678 Pullman Porter St (False Creek)

1203sf NE corner suite with 2 Beds 2 Baths.
False Creek Views | Urban luxury living.

\$1,999,000



3412 155 St (South Surrey)

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

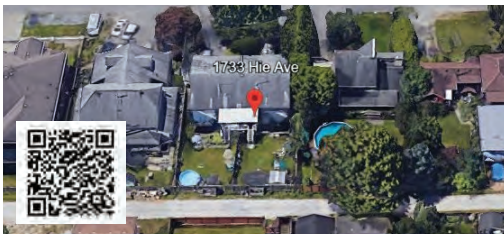
\$3,780,000



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



House Rendering of future 2 subdivided lots

472 E 4th (North Vancouver)

Potential Subdivision Opportunity (6-Plex or 2 detached homes)
Re-zoning application is approved | \$5600/mo rental income.

\$2,200,000



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



DL5418 Pemberton (Mount Currie)

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

\$1,200,000



Classic Designs (Tsawwassen Mills)

Home accessory business,
\$2M Inventory, Sales \$800K/yr

\$2,200,000



2401 565 Smithe (Downtown)

1033 sf unit at Vita "Private Collection" in Downtown Vancouver,
2 Bed, 2 bath + Flex space facing SE, Developed by Italian
Builder "Soltara" False Creek Views

\$1,129,000