


Active
R2611622
 Board: V
 Apartment/Condo

1903 1415 W GEORGIA STREET

Vancouver West
 Coal Harbour
 V6G 3C8

Residential Attached
\$2,780,000 (LP)
 (SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$2,780,000**
 Meas. Type: Bedrooms: **2** Approx. Year Built: **1991**
 Frontage(feet): Bathrooms: **3** Age: **30**
 Frontage(metres): Full Baths: **2** Zoning: **CD-1**
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$7,326.70**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: P.I.D.: **016-780-655** Tax Inc. Utilities?: **No**
 View: **Yes COAL HARBOUR, CITY &** Tour: **Virtual Tour URL**
 Complex / Subdiv: **Palais Georgia**
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Corner Unit**
 Construction: **Concrete**
 Exterior: **Glass, Mixed**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Other**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
 Parking: **Garage; Underground**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata** Dist. to School Bus:
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 69, PLAN VAS2801, DISTRICT LOT 185, NEW WESTMINSTER LAND DISTRICT, UNDIV 2287/123506 SHARE IN COM PROP THEREIN 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: **Exercise Centre, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Hot Tub Spa/Swirlpool, Jetted Bathtub, Smoke Alarm**

Finished Floor (Main): 2,287	Units in Development:	Tot Units in Strata:	Locker: No
Finished Floor (Above): 0	Exposure: Northeast	Stores in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 604-683-8900	
Finished Floor (Below): 0	Maint Fee: \$1,321.67	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer, Water		
Finished Floor (Total): 2,287 sq. ft.			
Unfinished Floor: 0			
Grand Total: 2,287 sq. ft.	Bylaws Restrictions: Rentals Allowed		
Suite:	Restricted Age:	# of Pets:	Cats: No Dogs: No
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?:		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 10			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'10 x 14'8	Main	Foyer	14'3 x 7'10	1	Main	6	Yes
Main	Dining Room	14'2 x 13'1	Main	Den	11'11 x 9'7	2	Main	4	Yes
Main	Kitchen	15'4 x 8'6			x	3	Main	2	No
Main	Eating Area	14'7 x 6'2			x	4			
Main	Master Bedroom	25'0 x 14'10			x	5			
Main	Bedroom	15'7 x 14'1			x	6			
Main	Family Room	17'8 x 17'4			x	7			
Main	Laundry	6'8 x 5'1			x	8			

Listing Broker(s): **Anson Realty Ltd.**

Huge 2 bedroom + family room suite at prime Coal Harbour location. 19th floor, 2,287 sq.ft., only 2 suites on this floor, suite has north/east/south exposure. Panoramic water and mountain view. Extensive millwork/custom upgrades throughout. Spacious living and dining rooms, family room is about 300 sq.ft. Gourmet kitchen with lot of cabinetries, gas cook-top, nook/eating area. Grand master bedroom with his and her walk-in closets, 6 piece ensuite and a separate sitting room walking out to a 250 sq.ft. patio deck. Steps away from Stanley Park, seawall, downtown financial core, luxurious dining and shopping malls. Building has indoor pool, hot tub, sauna, gym & party room. Comes with 2 side-by-side parking stalls on P1 level. Professionally measured, to be verified by buyers.