

**Active**  
**R2700468**  
 Board: V  
 Apartment/Condo

**1903 1415 W GEORGIA STREET**

Vancouver West  
 Coal Harbour  
 V6G 3C8

Residential Attached

**\$2,437,000** (LP)

(SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$2,437,000**  
 Meas. Type: Bedrooms: **2** Approx. Year Built: **1991**  
 Frontage(feet): Bathrooms: **3** Age: **31**  
 Frontage(metres): Full Baths: **2** Zoning: **CD-1**  
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$6,562.67**  
 Sq. Footage: **0.00** For Tax Year: **2022**  
 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: **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, Retirement Community, 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): <b>2,287</b>	Units in Development:	Tot Units in Strata:	Locker: <b>No</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>Northeast</b>	Stores in Building:	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>First Service Residential</b>	Mgmt. Co's #: <b>604-683-8900</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$6,763.20</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer, Water</b>		
Finished Floor (Total): <b>2,287 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>2,287 sq. ft.</b>	Bylaws Restrictions: <b>Pets Not Allowed, Rentals Allowed</b>		

Suite:  
 Basement: **None**  
 Crawl/Bsmt. Ht: # of Levels: **1**  
 # of Kitchens: **1** # of Rooms: **10**  
 Restricted Age:  
 # or % of Rentals Allowed: **100%**  
 Short Term (<1yr)Rnt/Lse Alwd?: **No**  
 Short Term Lse-Details: **Rental period no shorter than 90 consecutive days**

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 14'1			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. 19th Floor, 2287 sq.ft. has north/east/south exposure. Panoramic water and mountain view. Extensive millwork/custom upgrades throughout. Gourmet kitchen with gas cook-top, nook/eating area. Gran 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. Come with 2 parking on P1 level. Measured by professional, to be verified by buyers. Strata Fee of \$6,763.20 is composed of operating fund \$1,190.26 plus CRF contribution \$5,572.94 (only need to pay up to December 31, 2022)**