

Cancel Protected

R2844225

Board: V, Attached
Apartment/Condo

2904 1335 HOWE STREET

Vancouver West
Downtown VW
V6Z 0H1

\$2,319,900 (LP)

(SP)



DOM: **103** List Date: **1/25/2024** Expiry Date: **7/25/2024**
 Prev. **\$0** Original Price: **\$2,319,900** Sold Date:

Meas. Type: **Feet** If new, GST/HST inc?: **Yes** Approx. Year Built: **2022**
 Frontage (feet): **0.00** Bedrooms: **2** Age: **2**
 Frontage (metres): **0.00** Bathrooms: **2** Zoning: **CD-1**
 Depth/Size: **0.0** Full Baths: **2** Gross Taxes:
 Sq. Footage: **0.00** Half Baths: **0** For Tax Year:
 Flood Plain: P.I.D.: **800-166-968** Tax Inc. Utilities?: **No**
 View: **Yes : Mountain; City; Ocean View** Tour:
 Complex / Subdiv: **1335 HOWE**
 First Nation Reserve:
 Services Connctd: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey**
 Construction: **Concrete, Concrete Frame**
 Exterior: **Concrete, Glass**
 Foundation: **Concrete Block**

Renovations:
 #of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel: **None**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Tile - Concrete**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
 Parking: **Garage; Underground, Visitor Parking**
 Dist. to Public Transit: **1 Block** Dist. to School Bus: **3 Blocks**
 Title to Land: **Freehold Strata** Land Lease Expiry Year:
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes:**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Hardwood, Tile**

Legal: **SL 96 LOT E, BLOCK 111 DL 541 NEW WESTMINSTER PLAN EPP59620**

Amenities: **Air Cond./Central, Club House, Elevator, Exercise Centre, Guest Suite, Pool; Outdoor, Recreation Center, Sauna/Steam Room,**

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

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Finished Floor (Main): 1,205	Units in Development:	Tot Units in Strata: 136	Locker: Yes
Finished Floor (Above): 0	Exposure: Southwest	Storeys in Building: 40	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$699.70	Council/Park Apprv:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility		
Finished Floor (Total): 1,205sq. ft.	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed	# of Pets: 2	Cats: Yes Dogs: Yes
Unfinished Floor: 0	Restricted Age:		
Grand Total: 1,205sq. ft.	# or % of Rentals Allowed:		
Suite: None	Short Term (<1yr)Rnt/Lse Alwd?:		
Basement: None	Short Term Lse-Details:		
Crawl/Bsmt. Ht:			
# of Kitchens: 1	# of Levels: 1		
	# of Rooms: 6		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Kitchen	17'5 x 8'6			x	1	Main	4	Yes
Main	Living Room	10'3 x 14'2			x	2	Main	3	No
Main	Dining Room	9'11 x 14'2			x	3			
Main	Bedroom	9'4 x 8'4			x	4			
Main	Primary Bedroom	14'9 x 9'5			x	5			
Main	Flex Room	4'5 x 7'8			x	6			
					x	7			
					x	8			

List Broker 1: **Onni Realty Inc - Office: 604-602-7711** List Broker 3:
 List Desig Agt 1: **Sam Jenkins - Phone: 604-602-7711** **sjenkins@onni.com**
 List Broker 2:
 List Desig Agt 2: **3**
 Buyer's Broker 1:
 Buyer's Agent 1: **2** 3:
 Owner: **Onni Howe Street Development Limited Partnership**
 Commission: **3.255% OF THE FIRST \$100,000 OF THE PURCHASE PRICE + 1.1625% OF THE REMAINING BALANCE + \$35,000 BONUS,**
 Occupancy: **Vacant**

Appointments: **Phone Other**
 Call: **Presentation Centre**
 Phone: **604-689-8535**

Realtor **Open by appointment 12-6 PM except Thur & Fri. 1335howe@onni.com All measurements are approx. should not be relied upon without**
 Remarks: **verification and subject to change. Seller direction not to post strata docs. PROMO 5% CREDIT TO PURCHASER**

This 29th floor 1205 SF 2 Bed 2 Bath home offers clear, tranquil views of English Bay and False Creek. A/C, smart-home system, automated lighting, built-in speakers, and motorized blinds make this home the perfect place to relax or entertain. Chef inspired kitchen features premium appliance package with Sub Zero, Wolf & Asko, double stainless steel sink with Dornbracht polished chrome faucet, and wine fridge integrated into a gorgeous oversized marble island. Amenities include an outdoor pool, hot tub, gym, steam, sauna, lounge, party room, enclosed dog area & 24 hr concierge. 2 car private garage & 1 locker.