



NEIGHBORHOOD HIGHLIGHTS

Elementary School

Crosstown Elementary

High School

Britannia Secondary

French Immersion

Laura Secord Elementary

Vancouver Technical Secondary

WALK SCORE: 97

BIKE SCORE: 97

TRANSIT SCORE: 100

1909-108 WEST CORDOVA ST.

2 BED, 2 BATH, 1041 SQ. FT.

Experience luxury living in this 2-bed, 2-bath NW corner unit at Woodward's W32. Incredible views of the ocean and mountains. Enjoy 2 balconies, sleek finishes, a spacious kitchen with a large island, updated countertops, and gas cooktop. Club W on the 43rd floor offers 360-degree views, a gym, lounge, kitchen, and hot tub. Steps from trendy amenities, Canada Line, and the seawall. Includes parking, heat, internet, and a Murphy Bed. Don't miss this unrivalled opportunity for Vancouver's finest real estate.

\$1,120,000

Keith Roy
AND ASSOCIATES

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RE/MAX



Keith Roy PREC



Taryn Lees



Greg Dent



Sarah Hopkins



Greg Andruff PREC

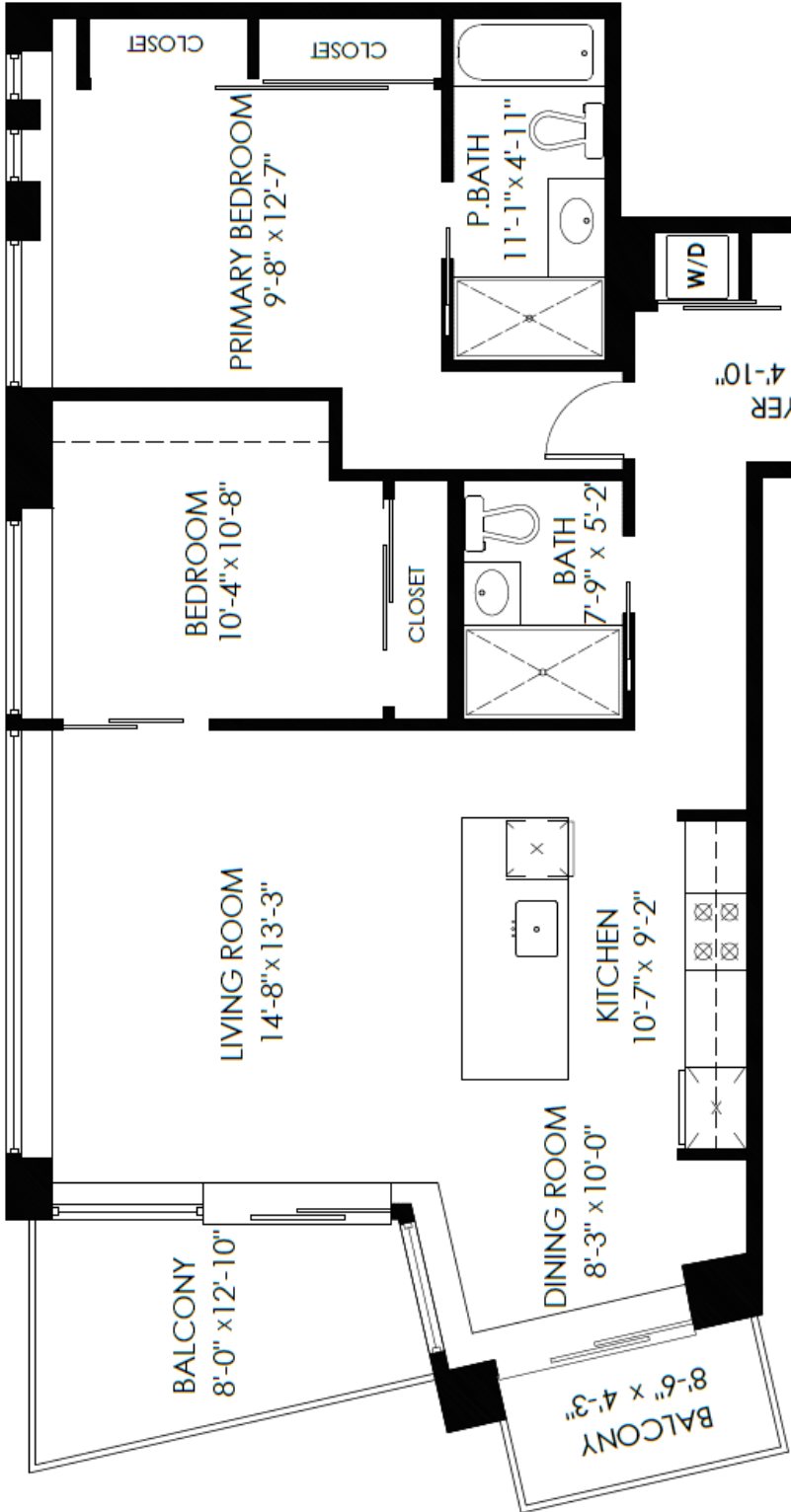


Emma Hamel

1909-108 WEST CORDOVA STREET

View additional photos & 3D Tour at www.KeithRoy.com





SCALE
0' 5'

Floor Area: 1,041 sq.ft.
Balconies: 116 sq.ft.
Ceiling Height: 8'-5"



MEASURED ON: (2023-05-19)
info@pixlworks.com www.pixlworks.com 604.329.5788
E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area.
This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.



Presented by:
Keith Roy PREC*

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Active
R2814891
Board: V
Apartment/Condo

1909 108 W CORDOVA STREET

Vancouver West
Downtown VW
V6B 0G5

Residential Attached
\$1,120,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,120,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2009
Frontage(feet):	Bathrooms: 2	Age: 14
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,982.93
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain:	P.I.D.: 028-059-026	Tax Inc. Utilities?: No
View: Yes : OCEAN & MOUNTAINS		Tour: Virtual Tour URL
Complex / Subdiv: WOODWARDS		
First Nation		
Services Connctd: Community, Electricity, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Torch-On**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage; Underground**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood**

Legal: **STRATA LOT 72, PLAN BCS3625, DISTRICT LOT 0GT, 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, Elevator, Exercise Centre, Swirlpool/Hot Tub**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **1,041**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,041 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,041 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **TRIBE MGMT**
Maint Fee: **\$914.53**
Maint Fee Includes: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility**
Tot Units in Strata: **32** Locker: **No**
Stores in Building: **32**
Mgmt. Co's #: **604-343-2601**
Council/Park Apprv?:

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht:
of Kitchens: **1**

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details: **3 MONTH MINIMUM**
of Pets: Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions
Main	Foyer	11' x 4'10"
Main	Kitchen	10'7" x 9'2"
Main	Living Room	14'8" x 13'3"
Main	Dining Room	8'3" x 10'
Main	Primary Bedroom	9'8" x 12'7"
Main	Bedroom	10'4" x 10'8"
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	3	No
2	Main	4	Yes
3			
4			
5			
6			
7			
8			

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