



1605-2055 PENDRELL STREET

2 BED | 2 BATH | 1114 SQ. FT.

IEWS! Stunning views of the ocean, Vancouver Island, Stanley Park and the north shore mountains from this fully renovated corner unit. Great layout with room for house-sized furniture and a covered balcony. Building has a recently redone common roof deck - great for viewing fireworks - with an indoor lounge and gym also on the top floor. Garden level has a spacious, welcoming lobby and a pool. This building is located immediately adjacent to Stanley Park with world class amenities, trails, outdoor pool and seawall. Wonderfully maintained building with newer roof, lobby, piping and elevator, and a large contingency fund.

NEIGHBOURHOOD HIGHLIGHTS

Elementary School

Lord Roberts Elementary

High School

King George Secondary

French Immersion - Secondary

Kitsilano Secondary

WALK SCORE: 93

TRANSIT SCORE: 67

BIKE SCORE: 93

Keith Roy
AND ASSOCIATES

604-210-2933
team@KeithRoy.com
KeithRoy.com



RE/MAX



KEITH ROY, PREC*



GREG DENT



GREGORY ANDRUFF, PREC*



TARYN LEES



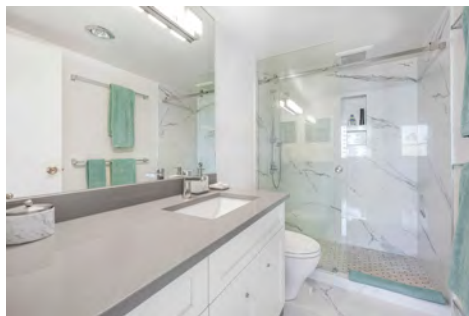
SARAH HOPKINS



EMMA HAMEL

1605-2055 PENDRELL STREET

2 BED | 2 BATH | 1114 SQ. FT.



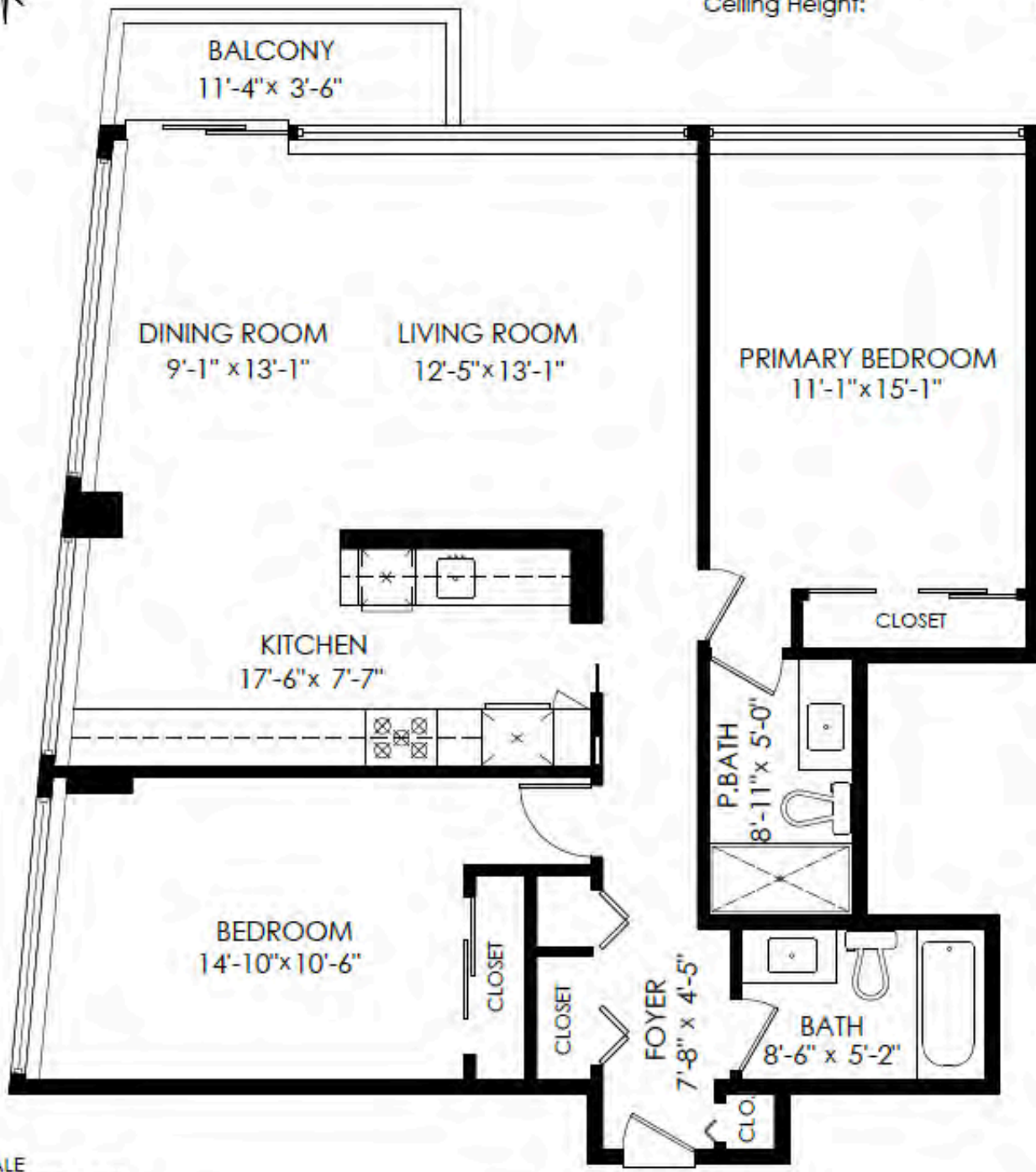
View additional photos & 3D tour at www.KeithRoy.com



Floor Area: 1,114 sq.ft.

Balcony: 40 sq.ft.

Ceiling Height: 8'-3"



MEASURED ON: (2024-09-04)

info@pixlworks.com www.pixlworks.com 604.329.5788

EMD based. This drawing is not intended to be used for construction. It is for informational purposes only and does not constitute an offer of any services. All details, sizes & placements should be considered approximate within +/- 2% tolerance.





Presented by:
Keith Roy PREC*
 Keith Roy and Associates
 RE/MAX Select Realty
 Phone: 604-210-2933
 http://www.keithroy.com
 team@keithroy.com



Active
R2925056
 Board: V
 Apartment/Condo

1605 2055 PENDRELL STREET
 Vancouver West
 West End VW
 V6G 1T9

Residential Attached
\$1,549,000 (LP)
 (SP) **M**



Sold Date: If new,GST/HST inc?: Original Price: **\$1,599,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1965**
 Frontage(feet): Bathrooms: **2** Age: **59**
 Frontage(metres): Full Baths: **2** Zoning: **RM-5B**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$0.00**
 Sq. Footage: **0.00** For Tax Year: **2024**
 Flood Plain: P.I.D.: **024-330-639** Tax Inc. Utilities?:
 View: **Yes :STUNNING OCEAN VIEWS** Tour: **Virtual Tour URL**
 Complex / Subdiv: **PANORAMA PLACE**
 First Nation:
 Services Connctd: **Community, Electricity, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Inside Unit**
 Construction: **Concrete**
 Exterior: **Concrete**
 Foundation: **Concrete Perimeter**

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage Underbuilding, Open**
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Title to Land: **Shares in Co-operative**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood**

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:
 Metered Water:
 R.I. Plumbing:

Legal: **LOT Y, BLOCK 70, PLAN VAP11514, DISTRICT LOT 185, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Elevator, Exercise Centre, Garden, Pool; Indoor**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Dishwasher, Refrigerator, Stove**

Finished Floor (Main): **1,114**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,114 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,114 sq. ft.**

Units in Development: **147**
 Exposure: **East**
 Mgmt. Co's Name: **New Point Pty Mgmt**
 Maint Fee: **\$814.42**
 Maint Fee Includes: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Taxes**

Tot Units in Strata: **147** Locker:
 Storeys in Building: **27**
 Mgmt. Co's #: **604-553-4595**
 Council/Park Apprv?:

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

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Not Allowed**
 Restricted Age:
 # of Pets: **1** Cats: **Yes** Dogs: **No**
 # or % of Rentals Allowed: **0%**
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	7'8 x 4'5			x	1	Main	3	Yes
Main	Kitchen	17'6 x 7'7			x	2	Main	4	No
Main	Dining Room	9'1 x 13'1			x	3			
Main	Living Room	12'5 x 13'1			x	4			
Main	Primary Bedroom	11'1 x 15'1			x	5			
Main	Bedroom	14'10 x 10'6			x	6			
					x	7			
					x	8			

Keith Roy
 AND ASSOCIATES

604-210-2933
 team@KeithRoy.com
 KeithRoy.com



RE/MAX



KEITH ROY, PREC*



GREG DENT



GREGORY ANDRUFF, PREC*



TARYN LEES



SARAH HOPKINS



EMMA HAMEL

*Denotes Personal Real Estate Corporation.