



1605-2055 PENDRELL STREET

2 BED | 2 BATH | 1114 SQ. FT.

VEWS! 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
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RE/MAX



KEITH ROY, PREC*



GREG DENT



GREGORY ANDRUFF, PREC*



TARYN LEES



SARAH HOPKINS



EMMA HAMEL

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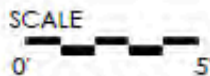
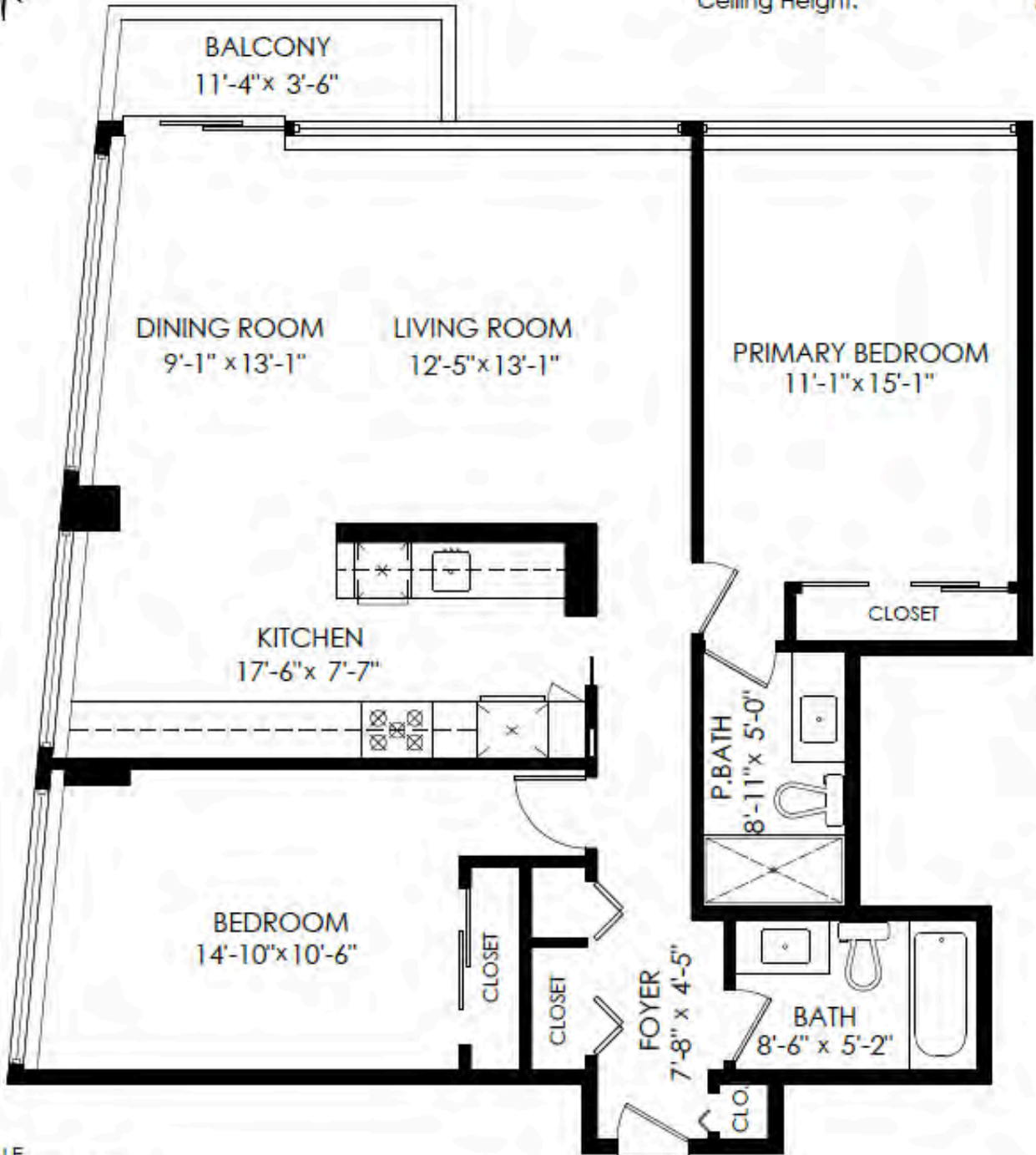
View additional photos & 3D tour at www.KeithRoy.com



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 based on visual measurements as taken from original blueprints, may include unverified data. This & accompanying purposes only and are 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
R2948288
Board: V
Apartment/Condo

1605 2055 PENDRELL STREET

Vancouver West
West End VW
V6G 1T9

Residential Attached

\$1,499,000 (LP)

(SP)



Sold Date: _____ If new,GST/HST inc?: _____ Original Price: **\$1,499,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1965**
Frontage(feet): _____ Bathrooms: **2** Age: **60**
Frontage(metres): _____ Full Baths: **2** Zoning: **RM-5B**
Depth / Size (ft.): _____ Half Baths: **0** Gross Taxes: **\$0.00**
Sq. Footage: **0.00** P.I.D.: **024-330-639** For Tax Year: **2024**
Flood Plain: _____ View: **Yes :STUNNING OCEAN VIEWS** Tax Inc. Utilities?:
Complex / Subdiv: **PANORAMA PLACE** Tour: **Virtual Tour URL**
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**

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

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**

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**

Units in Development: **147** Tot Units in Strata: **147** Locker: **Yes**
Exposure: **East** Storeys in Building: **27**
Mgmt. Co's Name: **New Point Pty Mgmt** Mgmt. Co's #: **604-553-4595**
Maint Fee: **\$814.42** Council/Park Apprv?: _____
Maint Fee Includes: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Taxes**

Grand Total: **1,114 sq. ft.**

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			

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