



Presented by:
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ALI MAHMOUDI
Personal Real Estate Corporation

Active
R2949086

Board: V
Apartment/Condo

2505 1189 MELVILLE STREET

Vancouver West
Coal Harbour
V6E 4T8

Residential Attached

\$818,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$818,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 2007
Frontage(feet):	Bathrooms: 1	Age: 17
Frontage(metres):	Full Baths: 1	Zoning: DD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,335.96
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 027-054-721	Tax Inc. Utilities?:
View: Yes : Beautiful City Views		Tour: Virtual Tour URL
Complex / Subdiv: The Melville		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type:	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage; Underground**
Dist. to Public Transit: **VERY CLOSE** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **STRATA LOT 145, PLAN BCS2321, DISTRICT LOT 185, GROUP 1, 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 1 OR V, AS APPROPRIATE**

Amenities: **Bike Room, Exercise Centre, Pool; Outdoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub, Concierge**

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

Finished Floor (Main): **698**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **698 sq. ft.**
Unfinished Floor: **0**
Grand Total: **698 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$516.28**
Maint Fee Includes: **Gas, Hot Water, Management, Recreation Facility, Water**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Locker:

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

of Levels: **1**
of Rooms: **7**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **Yes**
Short Term Lse-Details: **Minimum 3 months**

of Pets: Cats: Dogs:

Floor	Type	Dimensions
Main	Foyer	14'9 x 3'11
Main	Flex Room	6'11 x 7'5
Main	Kitchen	8'2 x 8'4
Main	Dining Room	7'9 x 7'4
Main	Living Room	8'5 x 10'4
Main	Office	7'5 x 8'0
Main	Bedroom	10'4 x 10'1

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	3	Yes
2			
3			
4			
5			
6			
7			
8			

Listing Broker(s): **Royal LePage Sussex**

COAL HARBOUR LIVING - Discover urban luxury in this spacious 698 sqf 1 BED + DEN & FLEX unit in the highly sought after Melville building. Nestled in one of the city's most prestigious neighbourhoods, this home features modern finishes, an open-concept layout w/ 9 ft ceilings & plenty of space offering a large island, dining area, spacious bedroom & versatile den perfect for a home office. Enjoy stunning city skyline views through expansive windows + access to premium building amenities including 24hr concierge, OUTDOOR ROOFTOP POOL with sweeping views, hot tub, sauna, exercise centre, BBQ area & party room. Just steps from the Seawall, Stanley Park, & world-class dining, shopping & SkyTrain. A rare opportunity for both homeowners & investors! Unit includes one parking and storage locker.