



Presented by:
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ALI MAHMOUDI
Personal Real Estate Corporation

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Active
R3082292

Board: V
Apartment/Condo

1001 1888 ALBERNI STREET

Vancouver West
West End VW
V6G 1B3

Residential Attached

\$2,148,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,148,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1991**
 Frontage(feet): Bathrooms: **2** Age: **35**
 Frontage(metres): Full Baths: **2** Zoning: **RM-5B**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$5,039.12**
 Sq. Footage: **0.00** Flood Plain: P.I.D.: **017-496-284** For Tax Year: **2025**
 View: **Yes :OCEAN/CITY/MOUNTAIN** Tax Inc. Utilities?:
 Complex / Subdiv: **RESIDENCES OF 1888 ALBERNI** Tour: **Virtual Tour URL**
 First Nation
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: Water Supply: **City/Municipal**

Style of Home: **Corner Unit**
 Construction: **Concrete**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Renovations: **Completely**
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Baseboard**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Reno. Year: **2025** Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Rain Screen: Parking: **Garage; Underground**
 Metered Water: Dist. to Public Transit: **VERY CLOSE**
 R.I. Plumbing: Title to Land: **Freehold Strata**
 Fixtures Leased: : Dist. to School Bus:
 Fixtures Rmvd: : Property Disc.: **Yes**
 Floor Finish: **Mixed**

Legal: **STRATA LOT 21, PLAN LMS150, DISTRICT LOT 185, NEW WESTMINSTER LAND DISTRICT, UNDIV 265/10000 SHARE IN COM PROP THEREIN 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: **Elevator, Exercise Centre, Pool; Indoor, Recreation Center, Storage**

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

Finished Floor (Main): **1,596**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,596 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,596 sq. ft.**

Units in Development:
 Exposure:
 Mgmt. Co's Name: **Wynford**
 Maint Fee: **\$1,355.84**
 Maint Fee Includes: **Caretaker, Garbage Pickup, Hot Water, Management, Water**

Tot Units in Strata: **36** Locker: **Yes**

Storeys in Building:

Mgmt. Co's #:

Council/Park Apprv?:

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht: # of Levels: **1**
 # of Kitchens: **1** # of Rooms: **9**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**

Restricted Age: # of Pets: Cats: Dogs:

or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?: **No**

Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	8'10" x 4'10"	Main	Bedroom	7'5" x 11'2"	1	Main	4	Yes
Main	Foyer	10'9" x 10'10"			x	2	Main	3	Yes
Main	Laundry	7'1" x 6'3"			x	3			
Main	Dining Room	7'7" x 11'9"			x	4			
Main	Living Room	22'3" x 16'3"			x	5			
Main	Kitchen	11'1" x 9'8"			x	6			
Main	Primary Bedroom	15'11" x 12'3"			x	7			
Main	Bedroom	11'3" x 10'8"			x	8			

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

PARKSIDE LIVING - FULLY REDESIGNED & MODERN 3 BED/2 BATH ULTRA LUXURY apartment steps to **STANLEY PARK**. This **ELEGANT** and **FUNCTIONAL** home enjoys **SWEEEPING OCEAN/MOUNTAIN/CITY SKYLINE VIEWS**, a sensational **DESIGNER KITCHEN** with an entertainment sized island & European appliances, beautiful countertops, custom cabinetry, gorgeous engineered hardwood throughout and outdoor space overlooking the city & marina. Enjoy a spacious and inviting living space featuring stunning curved glass windows with spectacular views and an adjacent dining area, perfect for entertaining! Ideally located on a quiet tree-lined street, walking distance to the Stanley Park seawall, world-class restaurants, shopping, & transportation. Building amenities: indoor pool, gym, lounge + games room. 2 parking + locker.