



Presented by:  
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Stilhavn Real Estate Services  
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**Active**  
**R2493802**  
 Board: V  
 Apartment/Condo

**405 1003 PACIFIC STREET**  
 Vancouver West  
 West End VW  
 V6E 4P2

Residential Attached  
**\$798,800** (LP)  
 (SP)



Sold Date: Frontage (feet): Original Price: **\$798,800**  
 Meas. Type: Frontage (metres): Approx. Year Built: **1997**  
 Depth / Size (ft.): Bedrooms: **1** Age: **23**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **CD1**  
 Flood Plain: Full Baths: **1** Gross Taxes: **\$2,124.05**  
 Exposure: **Southwest** Half Baths: **0** For Tax Year: **2020**  
 Council Apprv?: Maint. Fee: **\$591.58** Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **023-893-524**  
 Mgmt. Co's Name: **QUAY PACIFIC** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone: **604-521-0876**  
 View: **No**  
 Complex / Subdiv: **SEASTAR**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Corner Unit**  
 Construction: **Concrete**  
 Exterior: **Brick, Stucco**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: **Completely**  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Electric**  
 Outdoor Area: **None**  
 Type of Roof: **Other**

Reno. Year: **2014**  
 R.I. Plumbing:  
 R.I. Fireplaces:  
 # of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access:  
 Parking: **Garage; Underground** Locker: **N**  
 Dist. to Public Transit: Dist. to School Bus:  
 Units in Development: **105** Total Units in Strata: **105**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Hardwood**

Maint Fee Inc: **Caretaker, Gardening, Gas, Hot Water, Management, Recreation Facility**  
 Legal: **STRATA LOT 9, PLAN LMS2946, DISTRICT LOT 185, 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, Garden, Guest Suite, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'0 x 11'11			x			x
Main	Dining Room	11'0 x 7'3			x			x
Main	Kitchen	9'11 x 9'4			x			x
Main	Bedroom	11'7 x 10'6			x			x
Main	Den	8'0 x 7'5			x			x
Main	Foyer	8'4 x 4'0			x			x
Main	Storage	4'11 x 4'7			x			x
					x			x
					x			x
					x			x

Finished Floor (Main): <b>888</b>	# of Rooms: <b>7</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total): <b>888 sq. ft.</b>	# or % of Rentals Allowed: <b>5</b>			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Door Height:
Grand Total: <b>888 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

Commission: **3% ON 1ST \$100,000/ 1.15% ON BALANCE**

List Broker: **Stilhavn Real Estate Services**  
 List Broker 2: **3:**

**Beautiful, oversized 1 Bedroom + Den corner suite at the Seastar, a WestEnd favourite! This completely renovated, 888 sqft home is sure to impress with its southwest exposed, very sunny and bright layout, new oak hardwood floors, cozy gas fireplace, new kitchen appliances, induction stove, Carrara marble countertops & bathroom floor & large insuite storage. You'll love the natural light and lovely treed & secret garden views. This well managed and pro-active strata offers a gym, lounge & guest suite. What a great location on the West End/Yaletown border, just steps to Sunset Beach, the SeaWall, Davie Village, AquaBus to Granville Island, great restaurants & shopping. 1 parking included and pets welcome. Easy to show by appointment. You won't want to miss this one!**