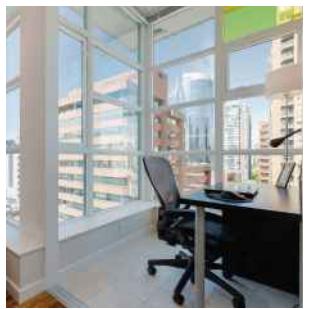


#1101 - 1205 Howe Street, Vancouver

\$718,900



RARE 1 bedroom + Den/Solarium + Flex home at Alto in the heart of downtown located conveniently at the corner of Davie and Howe. Your Northwest facing home offers an open floorplan with extra high 10' ceilings allowing for plenty of natural light, a flex space, den/solarium perfect for a home office & a covered balcony to enjoy the beautiful city views. Chef's kitchen with stone counters, full height cabinets for plenty of storage, integrated appliances in the cabinetry & a breakfast bar. Spa like cheater ensuite with separate bathtub & shower. Fantastic amenities include a garden terrace with BBQ area, outdoor fireplace, lounge area with billiards table. Prime location with transit, restaurants, cafes, grocery stores, boutique shops all at your doorstep! 1 parking & storage locker included.

KEY INFORMATION

ADDRESS: #1101 - 1205 Howe Street, Vancouver

PRICE: \$718,900

AREA: Downtown

TYPE: 1 Bdrm + 1 Bath + Flex + Den + Balcony

SQ FT: 664 SF + 47 SF Balcony

YEAR BUILT: 2010

TAX: \$2,415.12 (2020)

STRATA FEES: \$447.10

FEATURES

VIEWS: City Views

PARKING: 1 (P3 - 66)

LOCKER: YES (P3 - 86)

PETS: 2 Pets

RENTAL: Minimum 6 months

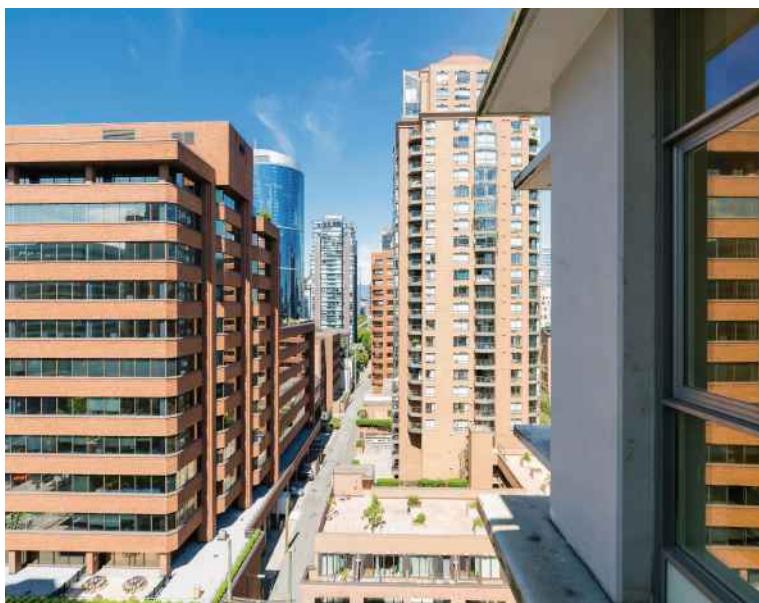
ELEMENTARY: Elsie Roy Elementary

HIGH SCHOOL: King George Secondary



Derek Kai PERSONAL REAL ESTATE CORPORATION
604.868.1666
dkai@rennie.com
expertliving.ca

rennie

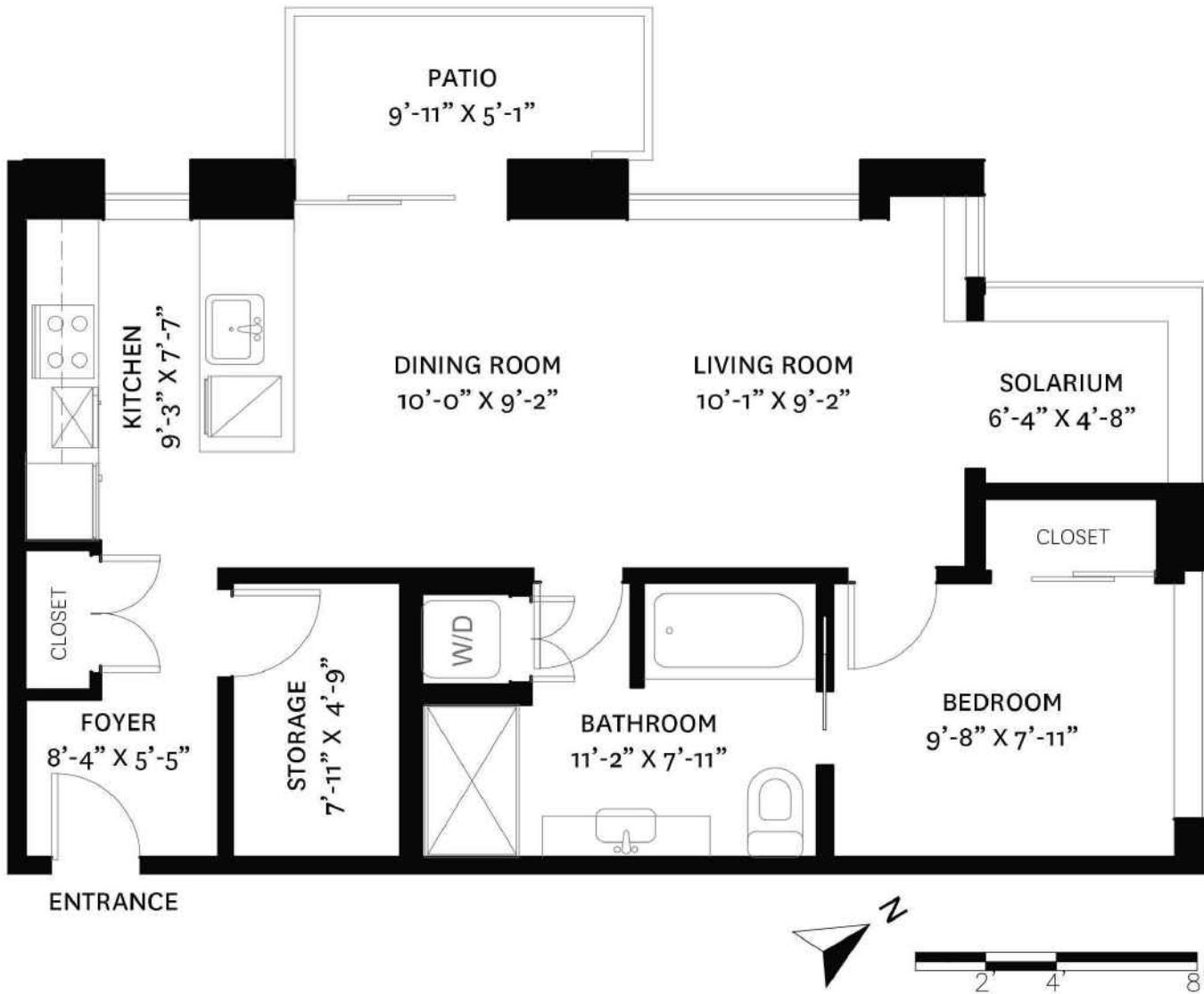


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1101 - 1205 HOWE STREET, VANCOUVER, BC

MAIN FLOOR TOTAL: 664 SQ. FT.
PATIO: 47 SQ. FT.



floor plan designed by ishot.ca Enterprises Inc.
604.368.7979 ishot.ca



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dkai@rennie.com
expertliving.ca

rennie

Presented by:

Derek Kai PREC*

Rennie & Associates Realty Ltd.

Phone: 604-868-1666

dkai@rennie.com

rennie**Active****R2596980**

Board: V

Apartment/Condo

**1101 1205 HOWE STREET**Vancouver West
Downtown VW
V6Z 0B2

Residential Attached

\$718,900 (LP)(SP) Style of Home: **Corner Unit, Upper Unit**Construction: **Concrete**Exterior: **Concrete, Glass, Mixed**Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

Water Supply: **City/Municipal**Fireplace Fuel: **None**Fuel/Heating: **Baseboard, Electric**Outdoor Area: **Balcony(s)**Type of Roof: **Other**

Sold Date: **Frontage (feet):** **Original Price: \$718,900**
 Meas. Type: **Frontage (metres):** **Approx. Year Built: 2010**
 Depth / Size (ft.): **Bedrooms: 1**
 Lot Area (sq.ft.): **1** **Age: 11**
 Flood Plain: **Bathrooms: 1**
 Council Apprv?: **Full Baths: 1**
 Exposure: **Northwest** **Zoning: DD**
 If new, GST/HST inc?: **Half Baths: 0**
 Mgmt. Co's Name: **RANCHO** **Gross Taxes: \$2,145.12**
 Mgmt. Co's Phone: **604-684-4508** **For Tax Year: 2021**
 View: **Maint. Fee: \$447.10** **Tax Inc. Utilities?: No**
 Complex / Subdiv: **P.I.D.: 028-098-129**
 Services Connected: **CITY VIEWS** **Tour:**
 Sewer Type: **ALTO**
Electricity, Sanitary Sewer, Water
City/Municipal

Reno. Year:

R.I. Plumbing:

Metered Water:

R.I. Fireplaces:

of Fireplaces: **0**

Total Parking: **1** **Covered Parking: 1** **Parking Access: Lane**
Parking: Garage Underbuilding, Visitor Parking

Locker: **Y**Dist. to School Bus: **NEAR**Total Units in Strata: **110**Dist. to Public Transit: **NEAR**

Units in Development:

Title to Land: **Freehold Strata**Property Disc.: **Yes**Fixtures Leased: **:**Fixtures Rmvd: **:**Floor Finish: **Laminate, Mixed**Maint Fee Inc: **Caretaker, Gardening, Hot Water, Management, Recreation Facility, Snow removal**Legal: **STRATA LOT 87, PLAN BCS3664, DISTRICT LOT 541, 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**Amenities: **Bike Room, Club House, Garden, In Suite Laundry, Storage**Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Oven - Built In, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'3 x 7'7			x			x
Main	Living Room	10'1 x 9'2			x			x
Main	Dining Room	10' x 9'2			x			x
Main	Master Bedroom	9'8 x 7'11			x			x
Main	Flex Room	7'11 x 5'9			x			x
Main	Den	6'4 x 4'8			x			x
Main	Patio	9'11 x 5'1			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	664	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total):	664 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Grand Total:	664 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Rennie & Associates Realty Ltd.**

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REA Full Public The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* Indicates 'Personal Real Estate Corporation'.



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