

#1502 - 1438 Richards Street, Vancouver

\$1,399,000



Beautiful stunning panoramic VIEWS of False Creek, George Waihorne Park and Granville Island in your bright Southeast corner 2 bedroom + Den + Flex home with 2 PARKING STALLS at Azura 1 by Concord Pacific. Open concept floorplan with bedrooms located on either side of the living space, separate dining room area, a den with windows perfect for home office or baby room, flex room for extra storage & a balcony to enjoy your postcard views. Updates include engineer flooring, full size washer/dryer & automatic Hunter Douglas blinds in the living/dining room. Azura offer 24 hour concierge in the lobby and exclusive access to resort like amenities at Club Viva: fitness facility, squash courts, indoor pool, sauna/steam room, theatre & party rooms plus guest suite.

KEY INFORMATION

ADDRESS: #1502 - 1438 Richards Street, Vancouver

PRICE: \$1,399,000

AREA: Yaletown

TYPE: 2 Bedroom + 2 Bath+ Den + Flex + Balcony

SQ FT: 1,135 SF*

YEAR BUILT: 2004

TAX: \$4,084.22 (2024)

STRATA FEES: \$826.49

FEATURES

VIEWS: Mountains & City

PARKING: 2 - 4 & 33

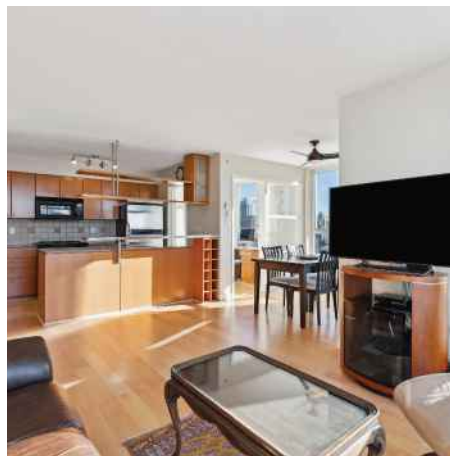
PETS: 2 Dogs or 2 Cats or 1 of Each

RENTAL: Minimum 6 Months

ELEMENTARY: Elsie Roy Elementary

HIGH SCHOOL: King George Secondary

* Strata Plan Shows 1,130 SF



Derek Kai PERSONAL REAL ESTATE CORPORATION
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1502-1438 RICHARDS STREET, VANCOUVER, BC

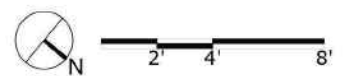
MAIN FLOOR TOTAL: 1,135 SQ.FT.

BALCONY: 38 SQ. FT.

*DISCLAIMER: STRATA PLAN SHOWS 1,130 SQ.FT.



MAIN FLOOR PLAN



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Presented by:
Derek Kai PREC*
 Chow & Kai Group
 Rennie & Associates Realty Ltd.
 Phone: 604-868-1666

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Active R2972502 Board: V Apartment/Condo	1502 1438 RICHARDS STREET Vancouver West Yaletown V6Z 3B8	Residential Attached \$1,399,000 (LP) (SP)																																																																																										
	Sold Date: _____ If new, GST/HST inc?: _____ Meas. Type: _____ Bedrooms: 2 Frontage(feet): _____ Bathrooms: 2 Frontage(metres): _____ Full Baths: 2 Depth / Size (ft.): _____ Half Baths: 0 Sq. Footage: 0.00 Flood Plain: _____ P.I.D.: 025-850-326 View: Yes : Water and Park Views Complex / Subdiv: Azura One First Nation: _____ Services Conndt: Electricity, Natural Gas, Sanitary Sewer, Water Sewer Type: City/Municipal Water Supply: City/Municipal	Original Price: \$1,399,000 Approx. Year Built: 2004 Age: 21 Zoning: CD-1 Gross Taxes: \$4,084.22 For Tax Year: 2024 Tax Inc. Utilities?: No Tour: _____																																																																																										
Style of Home: Corner Unit Construction: Concrete Exterior: Concrete, Glass, Mixed Foundation: Concrete Perimeter Renovations: Partly # of Fireplaces: _____ R.I. Fireplaces: _____ Fireplace Fuel: _____ Fuel/Heating: Baseboard Outdoor Area: Balcony(s) Type of Roof: Other	Total Parking: 2 Covered Parking: 2 Parking Access: Front Parking: Garage Underbuilding, Visitor Parking Dist. to Public Transit: NEAR Dist. to School Bus: NEAR Title to Land: Freehold Strata Property Disc.: Yes Fixtures Leased: _____ Fixtures Rmvd: _____ Floor Finish: Hardwood, Mixed																																																																																											
Legal: STRATA LOT 75 FALSE CREEK GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS679 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V																																																																																												
Amenities: Club House, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Pool; Indoor, Recreation Center, Sauna/Steam Room, Concierge																																																																																												
Site Influences: Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Sprinkler - Fire																																																																																												
Finished Floor (Main): 1,135 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 1,135 sq. ft. Unfinished Floor: 0 Grand Total: 1,135 sq. ft.	Units in Development: _____ Exposure: Southeast Mgmt. Co's Name: Rancho Maint Fee: \$826.49 Maint Fee Includes: Caretaker, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility, Snow removal	Tot Units in Strata: 207 Locker: No Storeys in Building: _____ Mgmt. Co's #: 604-684-4508 Council/Park Apprv?: _____																																																																																										
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: _____ # of Pets: 2 Cats: Yes Dogs: Yes # or % of Rentals Allowed: _____ Short Term(<1yr)Rnt/Lse Alwd?: Yes Short Term Lse-Details: Minimum 6 months																																																																																											
<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite?</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td>Kitchen</td> <td>9'11 x 8'9</td> <td></td> <td></td> <td>x</td> <td>1</td> <td>Main</td> <td>4</td> <td>Yes</td> </tr> <tr> <td>Main</td> <td>Living Room</td> <td>15'3 x 11'5</td> <td></td> <td></td> <td>x</td> <td>2</td> <td>Main</td> <td>3</td> <td>No</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>7'2 x 9'2</td> <td></td> <td></td> <td>x</td> <td>3</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Primary Bedroom</td> <td>12'8 x 10'3</td> <td></td> <td></td> <td>x</td> <td>4</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>10'3 x 10'7</td> <td></td> <td></td> <td>x</td> <td>5</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Den</td> <td>6'7 x 7'11</td> <td></td> <td></td> <td>x</td> <td>6</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Flex Room</td> <td>7'8 x 5'11</td> <td></td> <td></td> <td>x</td> <td>7</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>x</td> <td>8</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?	Main	Kitchen	9'11 x 8'9			x	1	Main	4	Yes	Main	Living Room	15'3 x 11'5			x	2	Main	3	No	Main	Dining Room	7'2 x 9'2			x	3				Main	Primary Bedroom	12'8 x 10'3			x	4				Main	Bedroom	10'3 x 10'7			x	5				Main	Den	6'7 x 7'11			x	6				Main	Flex Room	7'8 x 5'11			x	7									x	8					
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