

#1502 - 1438 Richards Street, Vancouver

\$1,399,000



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

Beautiful stunning panoramic VIEWS of False Creek, George Waiborne 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

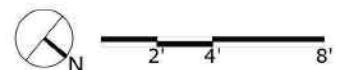
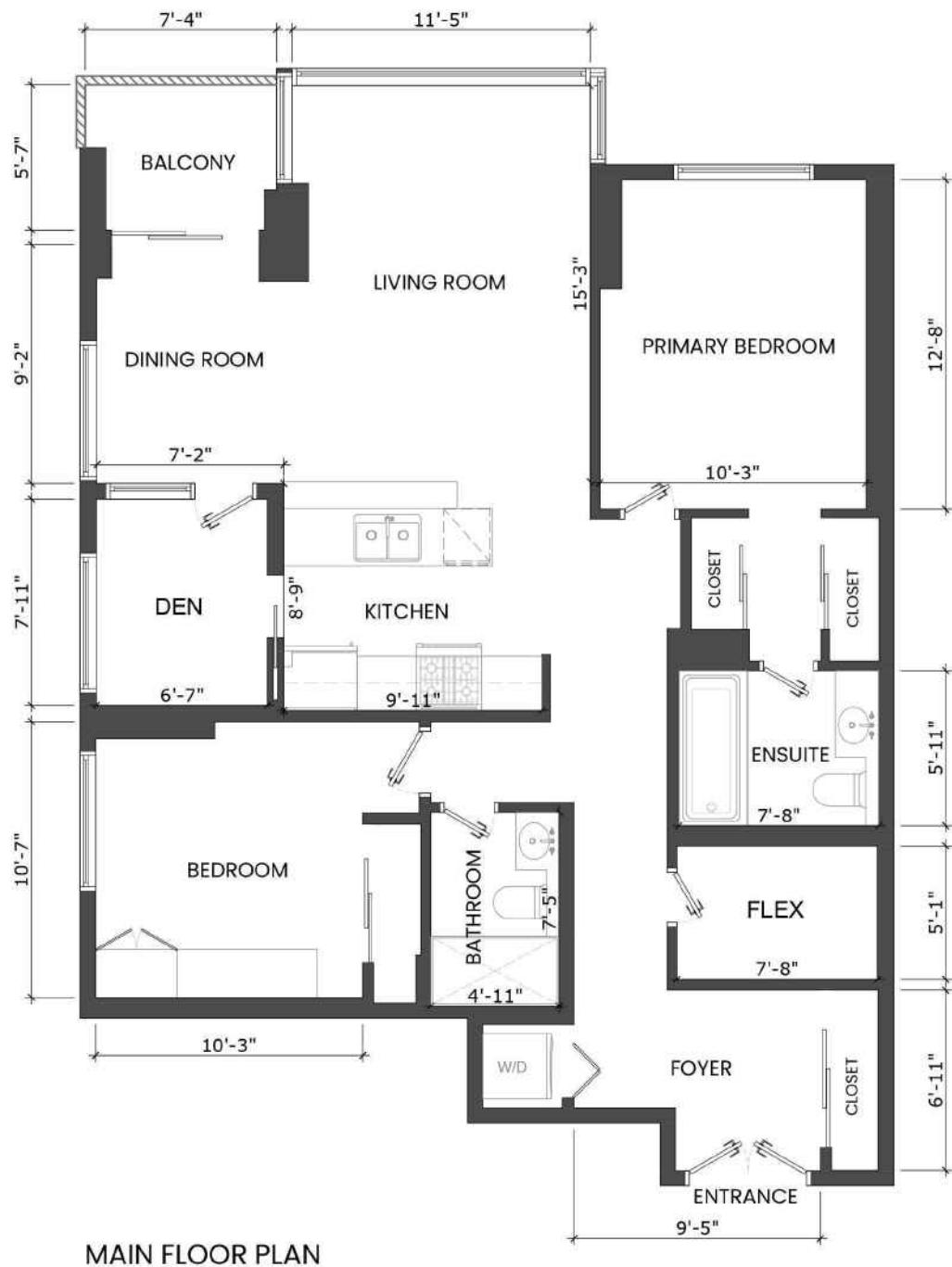
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1502-1438 RICHARDS STREET, VANCOUVER, BC

MAIN FLOOR TOTAL: 1,135 SQ.FT.

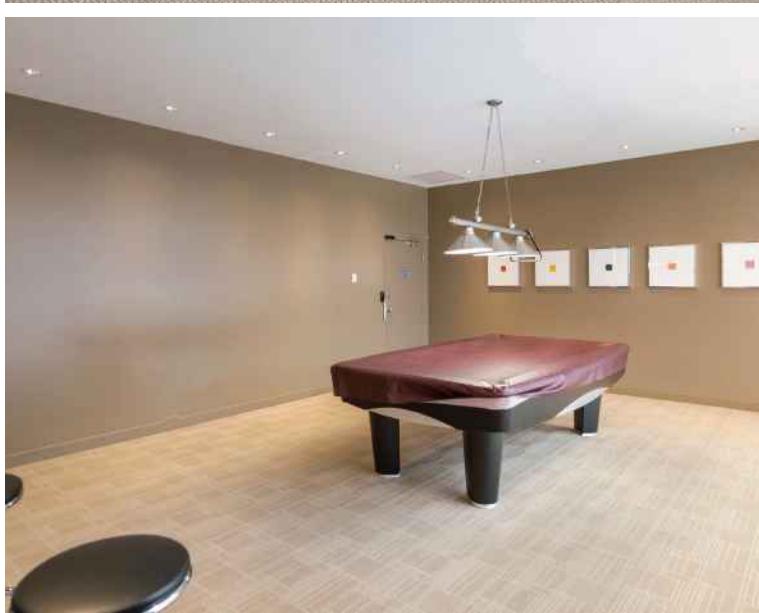
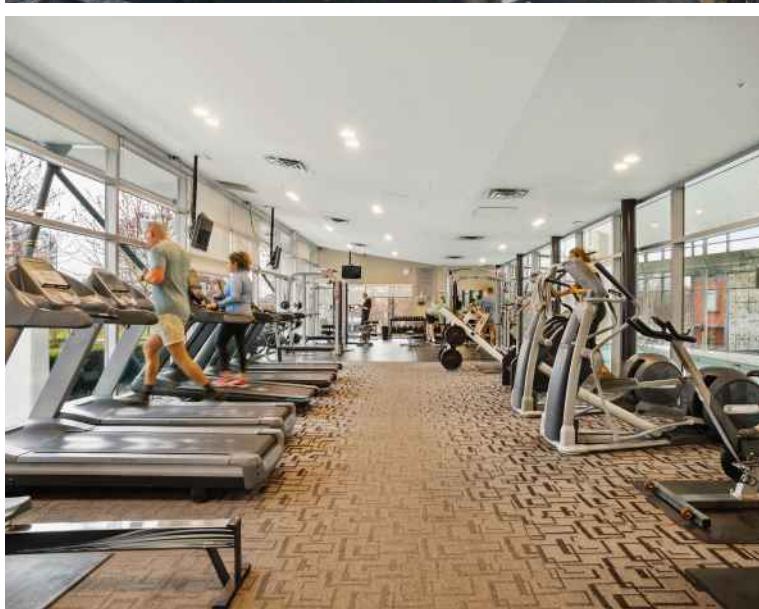
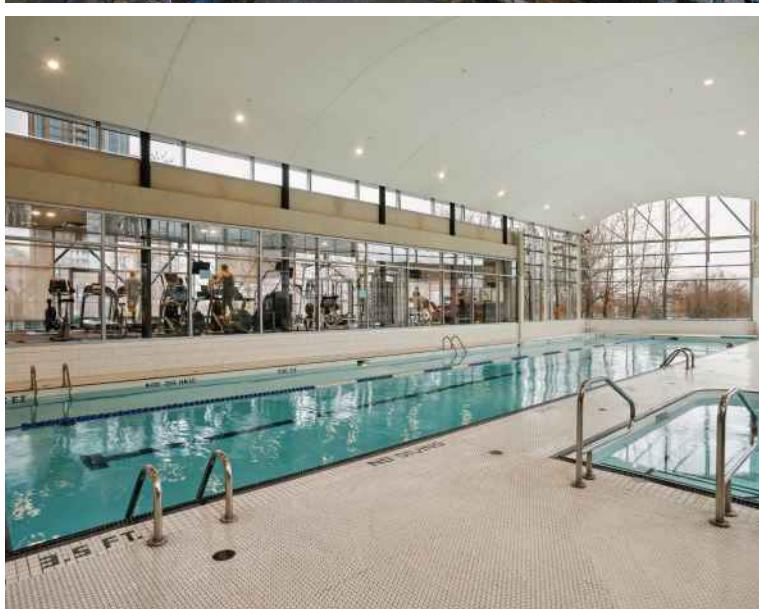
BALCONY: 38 SQ. FT.

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



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Presented by:
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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)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,399,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2004
Frontage(feet):	Bathrooms: 2	Age: 21
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$4,084.22
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 025-850-326	Tax Inc. Utilities?: No
View: Yes : Water and Park Views		Tour:
Complex / Subdiv: Azura One		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit**

Construction: **Concrete**
Exterior: **Concrete, Glass, Mixed**
Foundation: **Concrete Perimeter**

Renovations: **Partly**

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

Reno. Year:

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

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:

604-684-4508

Mgmt. Co's #:

Council/Park Apprv?:

Suite:

Basement: **None**Crawl/Bsmtn. Ht: **# of Levels: 1**# of Kitchens: **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-Detials: **Minimum 6 months**

Floor	Type	Dimensions
Main	Kitchen	9'11" x 8'9"
Main	Living Room	15'3" x 11'5"
Main	Dining Room	7'2" x 9'2"
Main	Primary Bedroom	12'8" x 10'3"
Main	Bedroom	10'3" x 10'7"
Main	Den	6'7" x 7'11"
Main	Flex Room	7'8" x 5'11"

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x

Floor	# of Pieces	Ensuite?
Main	4	Yes
Main	3	No

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

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