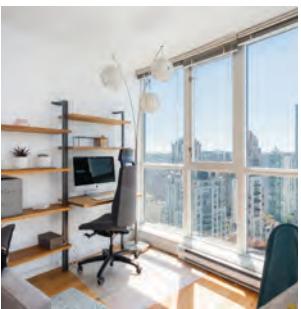


2607 - 1199 Seymour Street, Vancouver

\$849,900



Expansive Panoramic City Views from False Creek to English Bay with Peekaboo Water from your 2 Bedroom + FLEX home at the BRAVA. Well kept South facing home offers an open floor plan, plenty of light, separated bedrooms & a balcony perfect for BBQing while enjoying the beautiful sunsets. Plenty of upgrades including Chef's kitchen with Whirlpool appliance package, walnut floors, modern light fixtures & built in cabinetry. The BRAVA is home to first class amenities including a well equipped gym, outdoor pool, hot tub, sauna/steam room, party room, audio/video room & 2 guest suites. Location can't be beat with a 98 WALKSCORE – You are in the heart of Downtown/Yaletown steps from the skytrain, trendy restaurants, shopping, and recreation in Downtown and Yaletown. 1 parking & **LARGE** locker included.

KEY INFORMATION

ADDRESS: 2607 - 1199 Seymour Street, Vancouver

PRICE: \$849,900

AREA: Downtown

TYPE: 2 Bedroom + 2 Bathroom + Flex + Patio

SQ FT: 823 SF (Interior) + 30 SF (Balcony)

YEAR BUILT: 2005

TAX: \$2,624.92 (2020)

STRATA FEES: \$460.67

FEATURES

VIEWS: South Facing - Gorgeous City and Water

PARKING: 1 (P4-239)

STORAGE: 1 (P4-1)

PETS: Two Pets

RENTAL: No Airbnb, Minimum 30 days

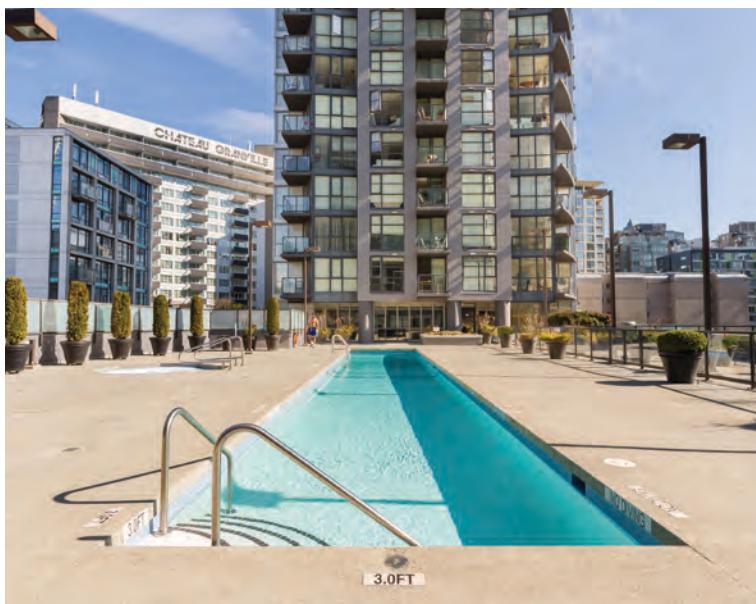
ELEMENTARY: Crosstown Elementary

HIGHSCHOOL: King George Secondary

Presented by: rennie & associates realty ltd.



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

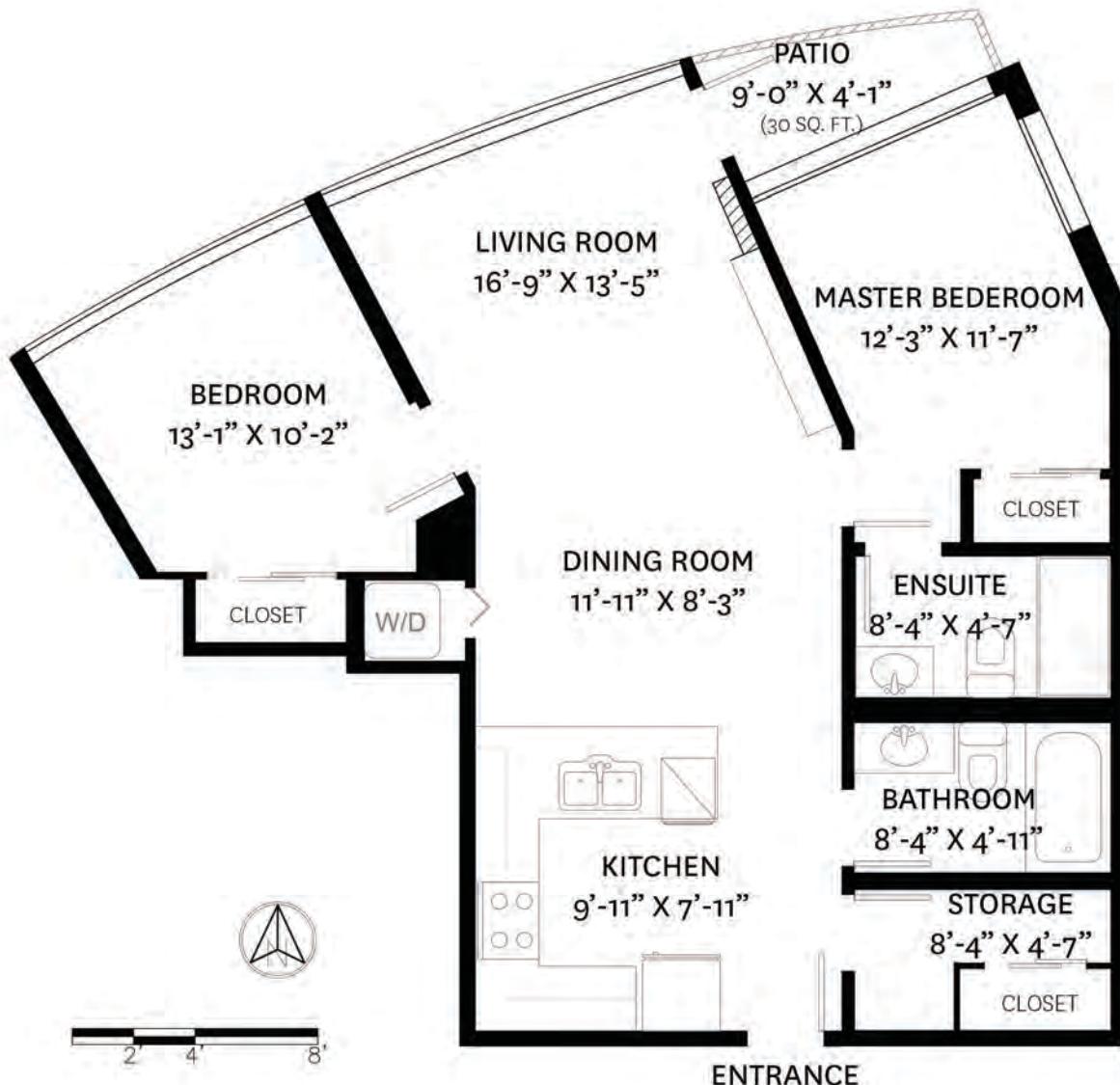


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2607 - 1199 SEYMOUR STREET, VANCOUVER, BC

MAIN FLOOR TOTAL: 823 SQ. FT.
PATIO: 30 SQ. FT.



MAIN FLOOR PLAN
Ceiling Height: 8'-0"



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Presented by:

Derek Kai PREC*

Rennie & Associates Realty Ltd.

Phone: 604-868-1666

dkai@rennie.com

rennie**Active****R2508227**

Board: V

Apartment/Condo

2607 1199 SEYMOUR STREETVancouver West
Downtown VW
V6B 1K3

Residential Attached

\$849,900 (LP) 
(SP) 

Sold Date:	Frontage (feet):	Original Price: \$849,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 2005
Depth / Size (ft.):	Bedrooms: 2	Age: 15
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: DD
Flood Plain:	Full Baths: 2	Gross Taxes: \$2,624.92
Council Apprv?:	Half Baths: 0	For Tax Year: 2020
Exposure: South	Maint. Fee: \$460.67	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 026-196-280
Mgmt. Co's Name: ASSOCIABC		Tour:
Mgmt. Co's Phone: 604-591-6060		
View: Yes: CITY VIEWS W/ PEEK OF WATER		
Complex / Subdiv: BRAVA		
Services Connected: Electricity, Sanitary Sewer, Water City/Municipal		
Sewer Type:		

Style of Home: **Upper Unit**Construction: **Concrete**Exterior: **Concrete, Glass, Mixed**Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

Water Supply: **City/Municipal**Fireplace Fuel: **Electric**Fuel/Heating: **Baseboard, Electric**Outdoor Area: **Balcony(s)**Type of Roof: **Other**Reno. Year: **R.I. Plumbing:**Metered Water: **R.I. Fireplaces:**# of Fireplaces: **1**Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**Parking: **Garage Underbuilding**Locker: **Y**Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**Units in Development: **420** Total Units in Strata: **420**Title to Land: **Freehold Strata**Property Disc.: **Yes**Fixtures Leased: **:**Fixtures Rmvd: **No**Floor Finish: **Hardwood, Mixed**Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Water**Legal: **STRATA LOT 183, PLAN BCS1172, 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, Exercise Centre, In Suite Laundry, Pool; Outdoor, Sauna/Steam Room, Storage**Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**Features: **CltWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Microwave, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'11 x 7'11			x			x
Main	Living Room	16'9 x 13'5			x			x
Main	Dining Room	11'11 x 8'3			x			x
Main	Master Bedroom	12'3 x 11'7			x			x
Main	Bedroom	13'1 x 10'2			x			x
Main	Office	8'4 x 4'7			x			x
Main	Patio	9'0 x 4'1			x			x
		x			x			x
		x			x			x
		x			x			x
Finished Floor (Main):	823	# 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	No		Barn:
Finished Floor (Below):	0	Restricted Age:	2	Main	3	No		Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2 Cats: Yes Dogs: Yes	3					Pool:
Finished Floor (Total):	823 sq. ft.	# or % of Rentals Allowed: Pets Allowed w/Rest., Rentals Allwd w/Restrcts	4					Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrcts	5					Grg Dr Ht:
Grand Total:	823 sq. ft.	Basement: None	6					
			7					
			8					

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

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REA Full Public

The enclosed information, while deemed to be correct, is not guaranteed.
PREC* indicates 'Personal Real Estate Corporation'.

10/14/2020 01:23 PM



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