



Presented by:
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Active
R2774656
 Board: V
 Apartment/Condo

4110 1289 HORNBY STREET
 Vancouver West
 Downtown VW
 V6Z 0G7

Residential Attached
\$2,599,000 (LP)
 (SP)



Sold Date:
 Meas. Type:
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain:
 Council Apprv?:
 Exposure:
 If new, GST/HST inc?:
 Mgmt. Co's Name: **RANCHO**
 Mgmt. Co's Phone: **604-684-4508**
 View: **Yes: SPECTACULAR WATER, CITY, MTN**
 Complex / Subdiv: **ONE BURRARD PLACE**
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal**

Frontage (feet):
 Frontage (metres):
 Bedrooms: **2**
 Bathrooms: **3**
 Full Baths: **2**
 Half Baths: **1**
 Maint. Fee: **\$1,061.14**

Original Price: **\$2,599,000**
 Approx. Year Built: **2022**
 Age: **1**
 Zoning: **CD-1**
 Gross Taxes: **\$3,657.48**
 For Tax Year: **2022**
 Tax Inc. Utilities?: **No**
 P.I.D.: **031-749-631**
 Tour:

Style of Home: **Corner Unit, Upper Unit**
 Construction: **Concrete**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:
 Metered Water:
 R.I. Fireplaces:
 # of Fireplaces:

Total Parking: **2** Covered Parking: **2** Parking Access:
 Parking: **Garage; Underground**
 Locker:
 Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish:

Maint Fee Inc: **Garbage Pickup, Management, Snow removal**
 Legal: **STRATA LOT 292, PLAN EPS8296, 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 V**
 Amenities: **Club House, Exercise Centre, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Pantry, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'6 x 12'2			x			x
Main	Dining Room	12'4 x 9'6			x			x
Main	Kitchen	13'0 x 8'7			x			x
Main	Primary	13'2 x 9'11			x			x
Main	Bedroom	9'8 x 10'6			x			x
Main	Flex Room	6'0 x 6'9			x			x
Main	Foyer	9'0 x 9'8			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,413	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	5	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3	Main	2	No	Pool:
Finished Floor (Total): 1,413 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: 1,413 sq. ft.	Basement: None			6				
				7				
				8				

Listing Broker(s): **Team 3000 Realty Ltd.**

Welcome to One Burrard Place, the third tallest tower located in the heart of Downtown Vancouver. Our ultimate luxury SKYFRONT 2 ensuite bedrooms and a powder room complimented with spacious dining & living room. Enjoy the NW facing flawless Breathtaking Water and Mountain VIEW from every room sweeping from English Bay to North Shore. Ultramodern interiors, floor to ceiling windows, wide plank hardwood flooring, A/C, Automated multi-functional smart home controls, European Designed Star Chef Kitchen, Top Notch Gaggenau appliances including an overheight wine fridge and a steam oven. Five star Butler Concierge, Amazing 3 level, 30,000 sq ft clubhouse at "Club One" provides an indoor pool, private spa and more. Steps away for all your needs. 2 parking stalls & 1 bike storage locker.