



Presented by:

Wayne Pasco

Oakwyn Realty Encore
 Phone: 604-790-5404
<http://www.waynepasco.com>
wayne@waynepasco.com

Active
R2426615
 Board: V
 Apartment/Condo

2901 1077 W CORDOVA STREET

Vancouver West
 Coal Harbour
 V6C 2C6

Residential Attached

\$4,680,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$4,680,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 2005
Depth / Size (ft.):	Bedrooms: 2	Age: 15
Lot Area (sq.ft.): 0.00	Bathrooms: 3	Zoning: APT
Flood Plain:	Full Baths: 2	Gross Taxes: \$19,448.79
Council Apprv?: No	Half Baths: 1	For Tax Year: 2019
Exposure: Northeast	Maint. Fee: \$1,204.69	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: 026-252-139
Mgmt. Co's Name: AWM ALLIANCE		Tour:
Mgmt. Co's Phone: 604-685-3227		
View: Yes: 180 DEG, OCEAN, CITY, MOUNTAIN		
Complex / Subdiv: SHAW TOWER		
Services Connected: Electricity, Sanitary Sewer, Storm Sewer		
Sewer Type: City/Municipal		

Style of Home: Corner Unit, Upper Unit	Total Parking: 2	Covered Parking: 2	Parking Access: Front
Construction: Concrete	Parking: Garage; Underground		Locker: Y
Exterior: Concrete, Glass, Metal			Dist. to School Bus:
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Total Units in Strata: 122
Rain Screen:	R.I. Plumbing:	Units in Development: 122	
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: No	
Fireplace Fuel: Electric	R.I. Fireplaces: 1	Fixtures Leased: :	
Fuel/Heating: Heat Pump	# of Fireplaces: 1	Fixtures Rmvd: :	
Outdoor Area: Balcony(s)		Floor Finish: Hardwood, Tile, Wall/Wall/Mixed	
Type of Roof: Tar & Gravel			

Maint Fee Inc: **Hot Water, Management, Recreation Facility**
 Legal: **STRATA LOT 57, PLAN BCS1233, GROUP 1, NEW WESTMINSTER LAND DISTRICT, PHBI, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
 Amenities: **Bike Room, Elevator, Exercise Centre, Sauna/Steam Room, Concierge**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**
 Features: **Air Conditioning, Clothes Washer/Dryer, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22'0 x 21'0			x			x
Main	Dining Room	22'0 x 8'0			x			x
Main	Kitchen	20'0 x 12'0			x			x
Main	Solarium	10'0 x 12'0			x			x
Main	Foyer	10'0 x 7'0			x			x
Main	Master Bedroom	17'0 x 12'0			x			x
Main	Walk-In Closet	9'0 x 8'0			x			x
Main	Bedroom	13'0 x 16'0			x			x
Main	Den	12'0 x 5'0			x			x
		x			x			x

Finished Floor (Main): 2,002	# of Rooms: 9	# 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	3	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats: Yes	Dogs: Yes	3	Main	2	No	Pool:
Finished Floor (Total): 2,002 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: 0	Bylaws: Pets Allowed w/Rest., Rentals Allowed, Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Grand Total: 2,002 sq. ft.	Basement: None			6				
				7				
				8				

Listing Broker(s): **Oakwyn Realty Encore**

Prestigious, Executive Waterfront home at 'Shaw Tower'. This spacious, bright, 2002 sq. ft. home boasts unobstructed 180 degree Ocean, Mountain & City views overlooking Canada Place cruise ship terminal/Convention center/Olympic square. This modern, elegant, 2 bedroom + den, 3 bath home is spotless - 'As New' and boasts; open/entertainers floor plan, over-height ceilings, cherry hardwood/limestone flooring upgrade & 30" centerpiece Optiflame fireplace. Insuite sound/Entertainment sys, enormous chef kitch w/ FisherPaykel/Sub-Zero appls & Spa-style master ensuite. 5- star residence w/ 24/7 concierge, executive fitness center & Theater. All info/meas approx.