

Active

R2340363

Board: V

Apartment/Condo

3703 1480 HOWE STREET

Vancouver West

Downtown VW

V6Z 1C4

Residential Attached

\$3,388,000 (LP)

(SP) M

Sold Date:

Meas. Type: **Feet**

Depth / Size (ft.):

Lot Area (sq.ft.): **0.00**

Flood Plain:

Council Apprv?:

Exposure: **Southwest**

If new, GST/HST inc?: **No**

Mgmt. Co's Name:

Mgmt. Co's Phone:

View:

Complex / Subdiv: **VANCOUVER HOUSE**

Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**

Frontage (feet):

Frontage (metres):

Bedrooms: **3**

Bathrooms: **3**

Full Baths: **2**

Half Baths: **1**

Maint. Fee: **\$824.07**

Original Price: **\$3,388,000**

Approx. Year Built: **2019**

Age: **0**

Zoning: **CD-1**

Gross Taxes: **\$0.00**

For Tax Year: **2019**

Tax Inc. Utilities?: **No**

P.I.D.: **800-127-436**

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: **Geothermal, Hot Water**

Outdoor Area: **Balcony(s)**

Type of Roof: **Other**

Total Parking: **2**

Covered Parking: **2**

Parking Access: **Side**

Parking: **Garage Underbuilding**

Locker: **Y**

Dist. to Public Transit: **1 BLOCK**

Units in Development: **375**

Title to Land: **Freehold Strata**

Property Disc.: **No**

Fixtures Leased: **No**

Fixtures Rmvd: **No**

Floor Finish: **Hardwood, Tile**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

# of Fireplaces: **0**

Maint Fee Inc: **Caretaker, Garbage Pickup, Hot Water, Management, Recreation Facility**

Legal: **PL EPP40230 LOT A BLOCK 122 DL 541 GROUP 1 SL 236 PID 029 349 382**

Amenities: **Bike Room, Club House, Elevator, Garden, In Suite Laundry, Recreation Center**

Site Influences: **Central Location, Retirement Community, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Microwave**

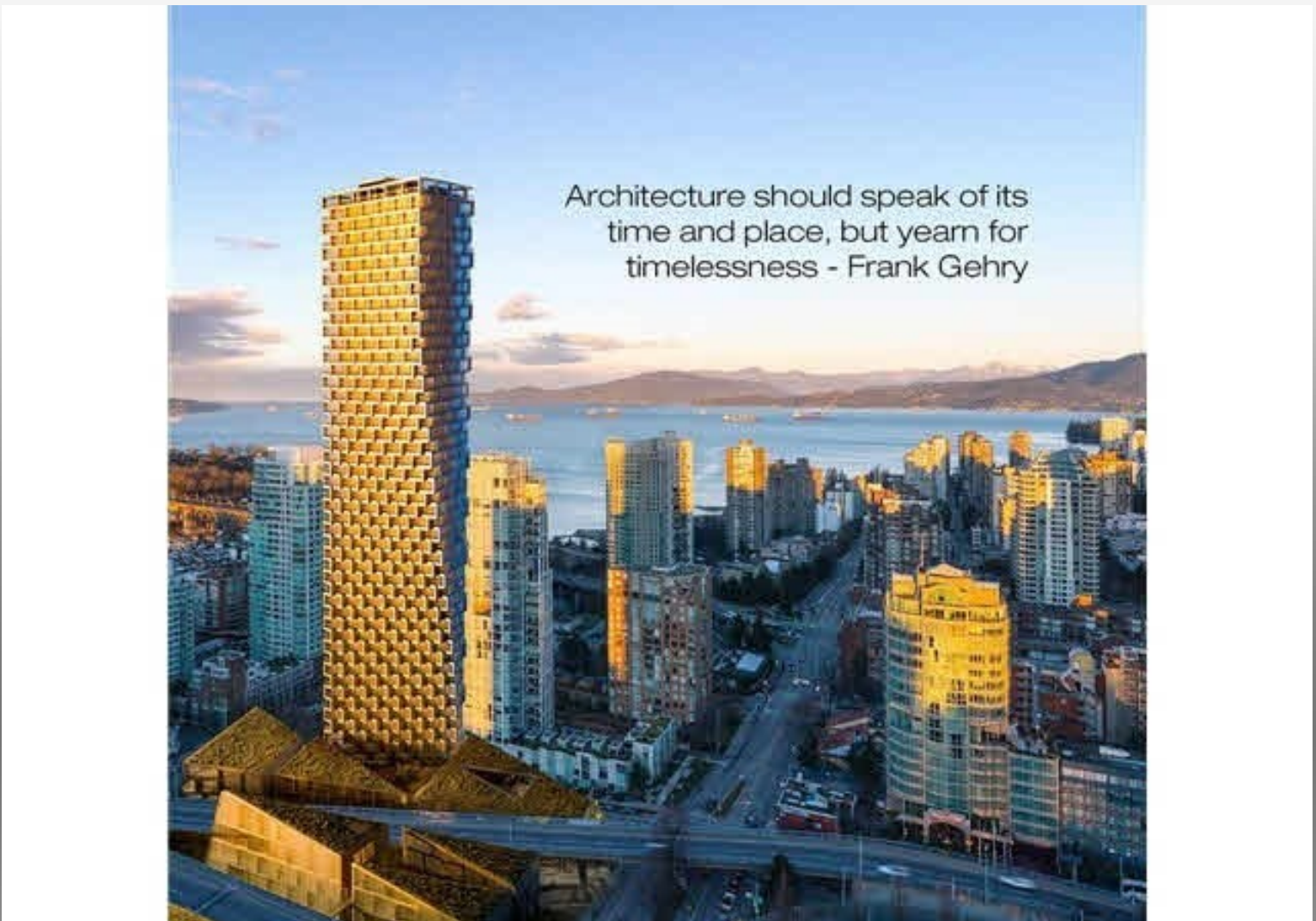
Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	0' x 0'	Main	Patio	0' x 0'			x
Main	Kitchen	0' x 0'			x			x
Main	Dining Room	0' x 0'			x			x
Main	Master Bedroom	0' x 0'			x			x
Main	Walk-In Closet	0' x 0'			x			x
Main	Bedroom	0' x 0'			x			x
Main	Bedroom	0' x 0'			x			x
Main	Storage	0' x 0'			x			x
Main	Patio	0' x 0'			x			
Main	Patio	0' x 0'			x			

Finished Floor (Main):	1,467	# of Rooms: <b>11</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Bam:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Main	2	No	Pool:
Finished Floor (Total):	1,467 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	404	Bylaws: <b>No Restrictions</b>			5				Door Height:
Grand Total:	1,871 sq. ft.	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **RE/MAX Select Properties**

Simply Stunning Vancouver House! This development is one of the finest to be constructed to date. Don't miss this fabulous building designed by Bjarke Ingels Architect and built with leading developer, Westbank. Situated in the waterfront Beach District, with breath taking views overlooking False Creek to English Bay, Point Grey and beyond. Leading edge systems include heat recovery ventilation, water treatment, advanced security, 5 high speed elevators, technology packages and more. Amenities include a rec center, library, pool and more. This 3 bedroom 2 1/2 baths home is on the SW corner with 3 balconies facing south and west. Completion approximately September, 2019. Assignment of Contract. Call for details.

# Welcome to 3703-1480 Howe Street



Spectacular Vancouver House in the Beach District. Stunning architecture. Fabulous layout with three bedrooms, two and a half bathrooms and three balconies with spectacular views. Enjoy fabulous living in the most stunning, leading-edge residential building in the city.

Offered at \$3,388,000

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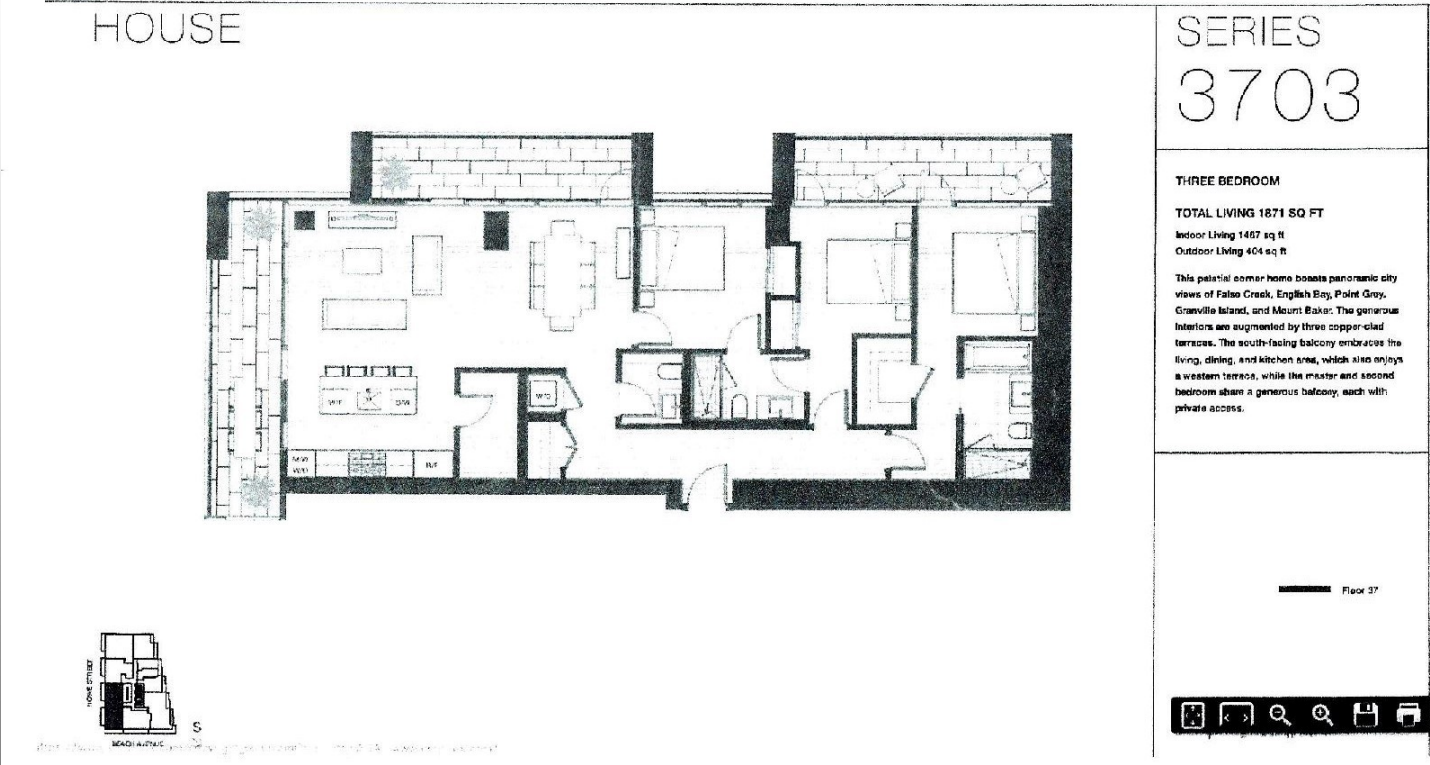
laurie@macdonells.com

RE/MAX

Select Properties

Independently Owned & Operated





Beach District

Applying the “Total Design” philosophy to an entire district and building on the success of Granville Island across False Creek, Vancouver House is not just an architectural breakthrough, but the active core of a new waterfront neighbourhood called the “Beach District”. The concept is to create a diverse and lively zone for living and shopping with a new retail, hospitality, workspace, and cultural community. The Beach District will directly connect with a proposed greenway on top of the Granville Bridge, a panoramic walking and bike pathway to Granville Island and the retail and entertainment district along South Granville.. Year-round destination with restaurants and cafes, one-of-a-kind shops and ser-vices, food carts, street celebrations and craft and farmers markets. Vancouver House will be a showcase for leading edge sustainability features. The plan is to achieve LEED Platinum, the first for a residential highrise of this scale.

Exterior

High performance, triple glazed curtain wall glazing system which reduces heating demand by approximately 34% and cooling by 28%, and drops noise transmissions by approximately 50%. Anodized aluminum balconies with copper-cladded wall and soffit accents .

Structural Design

High strength cast-in-place concrete structure. Horizontal post-tension cables, and vertical post-tension rods to reduce the internal and external forces of the tower. Wind design based on specialized wind tunnel study

Active Building Technologies

Heat recovery ventilation; Low temperature hydronic heating and cooling; Standby generator set for base building backup; Water conservation plumbing fixtures; Highly efficient LED Lighting

Passive Building Features

Vacuum-insulated composite wall panels custom-produced by Dow Corning, ensuring a comfort while reducing energy costs

Comfort & Wellness

UV treated and carbon-filtered air purifiers. Drinking water faucet with reverse osmosis water filtration system which eliminates contaminates.

Elevators

Five centre opening elevators that use premium high-efficiency gearless traction technology offering ultra-high speeds, reduced power consumption and smooth acceleration. The high-rise elevators are the fastest in Canada, with speeds up to 1,600 ft per minute

Security

Advanced biometric security systems; 24-hour digital video recording surveillance of building entry points; ;Restricted floor access; Under-ground parkade panic buttons; Rough in for security system for each home

Technology

Vancouver House will offer its residents a complimentary consultation to select a state-of-the-art technology package from the project’s technology consultant one year prior to closing\*. Packages will be at an additional cost. One year free TV, phone and internet services; “One-Touch” master switch at front entry to conveniently turn off all lighting; Roller blinds with electric rough-in.

Interiors

Designed by Bjarke Ingels Group (BIG). Vancouver House’s interiors are conceived in deep relation to the overall architecture and materiality. The combination of cool and warm – created by the gray tones of the exterior panels coupled with copper dotting the balconies on the balconies of the South, West and East facades – imbues the project with a depth and personality that infiltrates the interior. Entrance door to homes are custom designed by BIG with hidden door handle (similar to a luxury car) created as a distinctive element. The door represents, for residents, a metallic vault, there to shut out the world beyond. Over height 8’10” ceilings in homes (7’6” in areas with drop ceilings). Retractable electrical outlets hidden under upper cabinetry in kitchens. Generous balconies and terraces – twice as large as is typically allowed in Vancouver – double as outdoor living rooms. Many are lined with a copper feature wall or soffit that defines a jewel box in the sky. Terraces boast ceramic tiled flooring, rather than bare concrete. Furniture packages will be available within one year of purchase .

Amenities & Service

The Art Gallery Lobby establishes a clear material hierarchy beginning with the relationship to the exterior and architectural materiality – the cool colours of the exterior glazing frame inverts to the warm colours on the inside. The concrete structure is left exposed as an expression of the impressive structure. Within this simple yet expressive space are several sculptural inventions – the reception desk, the monumental stair, and the mailboxes – expressed as abstract black objects floating in space. Library and resident’s lounge with custom BIG-designed furniture. Golf simu-lator. Landscaped terrace with outdoor seating, water feature and urban agriculture. 25m heated outdoor pool with lounge area perfect for sun-bathing. Access to a 10,000 sf state-of-the-art fitness facility. 24-hour concierge.

