

TH20 1281 W CORDOVA STREET  
OFFERED AT \$3,850,000













Presented by:  
**Beebe Cline - PREC**

Hugh & McKinnon Realty Ltd.  
Phone: 604-830-7458  
www.beebecline.com  
bcline@shaw.ca



**Active**  
**R3102218**  
Board: V  
Townhouse

**TH20 1281 W CORDOVA STREET**  
Vancouver West  
Coal Harbour  
V6C 3R5

Residential Attached  
**\$3,850,000** (LP)  
(SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$3,850,000**  
Meas. Type: Bedrooms: **3** Approx. Year Built: **2004**  
Frontage(feet): Bathrooms: **3** Age: **22**  
Frontage(metres): Full Baths: **2** Zoning: **CD1**  
Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$12,041.90**  
Sq. Footage: **0.00** For Tax Year: **2025**  
Flood Plain: **No** P.I.D.: **026-130-602** Tax Inc. Utilities?: **No**  
View: **Yes :Coal Harbour Marina** Tour: **Virtual Tour URL**  
Complex / Subdiv: **Callisto**  
First Nation  
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**  
Construction: **Concrete**  
Exterior: **Concrete, Glass**  
Foundation: **Concrete Perimeter**

Renovations: **Partly**  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Forced Air, Heat Pump, Natural Gas**  
Outdoor Area: **Balcony(s), Patio(s)**  
Type of Roof: **Tar & Gravel**

Reno. Year:  
Rain Screen: **Full**  
Metered Water:  
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access:  
Parking: **Garage; Double, Garage; Underground**  
Dist. to Public Transit: **200 M** Dist. to School Bus: **70 M**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Hardwood, Tile, Carpet**

Legal: **STRATA LOT 14 OF THE PUBLIC HARBOUR OF BURRARD INLET NEW WESTMINSTER DISTRICT STRATA PLAN BCS1073 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Elevator, Exercise Centre, Pool; Indoor, Sauna/Steam Room, Storage, Concierge**

Site Influences: **Central Location, Cul-de-Sac, Marina Nearby, Private Setting, Private Yard, Waterfront Property**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Security System, Sprinkler - Inground**

Finished Floor (Main): **941**  
Finished Floor (Above): **789**  
Finished Floor (AbvMain2): **727**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,457 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **2,457 sq. ft.**

Units in Development:  
Exposure: **Northeast**  
Mgmt. Co's Name: **The Wynford Group**  
Mgmt. Co's #: **604-261-0285**  
Maint Fee: **\$2,025.00**  
Council/Park Apprv?: **No**  
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal, Water**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions**  
Restricted Age:  
# of Pets: **2** Cats: **Yes** Dogs: **Yes**  
# or % of Rentals Allowed: **100%**  
Short Term (<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht:  
# of Kitchens: **1**  
# of Levels: **3**  
# of Rooms: **11**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	10'3 x 7'2	Above	Office	10'0 x 8'2	1	Main	2	No
Main	Kitchen	13'1 x 9'7	Above	Laundry	4'9 x 7'9	2	Above	3	No
Main	Dining Room	12'8 x 16'10			x	3	Abv Main 2	4	Yes
Main	Living Room	17'6 x 20'2	Abv Main 2	Primary Bedroom	14'11 x 15'3	4			No
		x	Abv Main 2	Den	10'0 x 8'2	5			No
Above	Bedroom	11'2 x 11'9			x	6			No
Above	Bedroom	10'6 x 11'9			x	7			No
Above	Walk-In Closet	8'8 x 4'8			x	8			No

Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

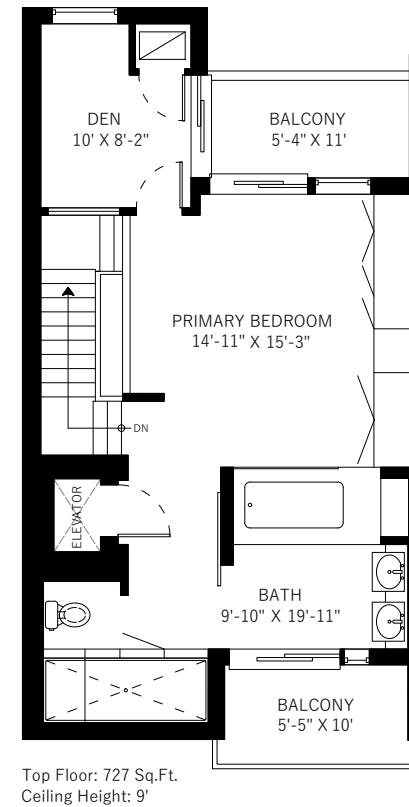
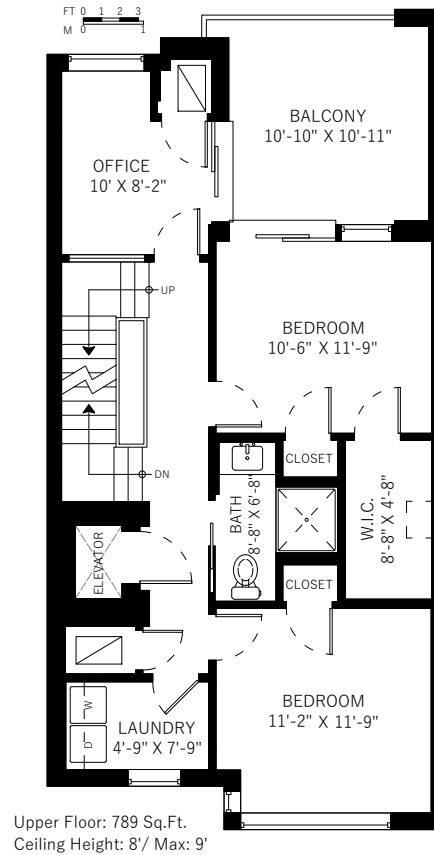
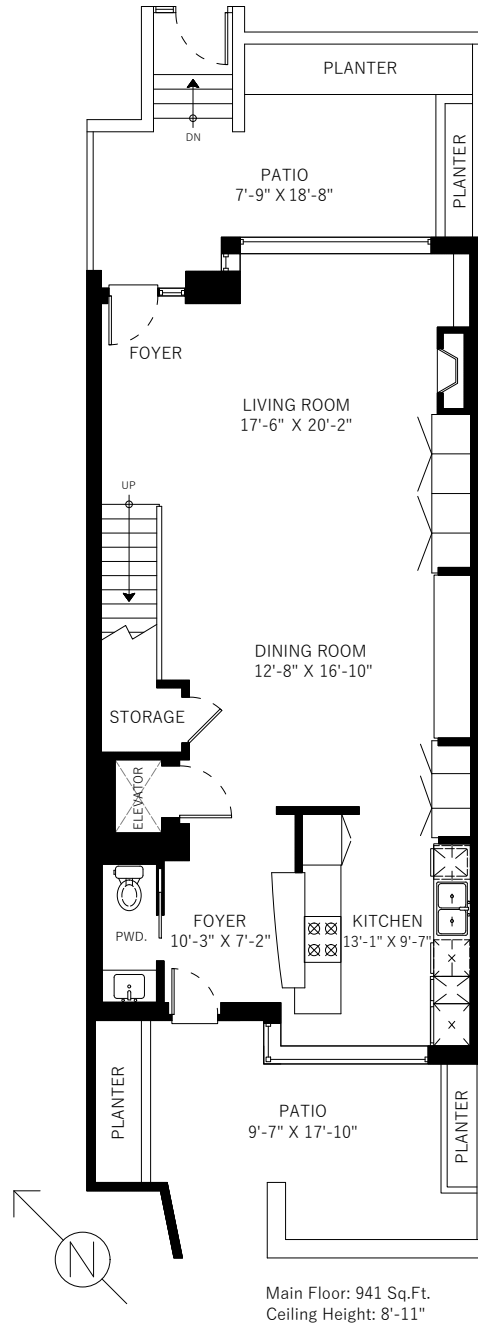
**CALLISTO Waterfront townhome in Coal Harbour. Stanley Park & ocean views, located at Harbour Green Park. Interior by CCBG Architects with incredible extensive millwork. 3 bedrooms/2.5 bath on three levels, 2,457 SF. Main level: Upper floor: two bedrooms plus office and 122 SF balcony. Top floor: 727 SF primary bedroom suite with 55 SF balcony. A/C and private in-suite elevator, two large ocean view decks. Street level access. 533 SF of outdoor space. Two car private two garage. Resort Amenities include: 24 hour concierge, pool, steam room, gym & media room. Steps from Stanley Park, Urban Fare, Coal Harbor Marina & the Convention Centre. Building design by James Hancock. Two pets permitted**

# TH20 - 1281 W Cordova Street

## Vancouver, BC

Main Floor	941 SQ.FT.
Upper Floor	789 SQ.FT.
Top Floor	727 SQ.FT.
<b>Total</b>	<b>2457 SQ.FT.</b>

Front Patio	148 SQ.FT.
Back Patio	149 SQ.FT.
Balcony	122 SQ.FT.
Balcony	55 SQ.FT.
Balcony	59 SQ.FT.
<b>Total Extras</b>	<b>533 SQ.FT.</b>



*Strata Property Act*

**FORM B**

**INFORMATION CERTIFICATE**

(Section 59)

The Owners, Strata Plan **BCS 1073** certify that the information contained in this certificate with respect to Strata Lot **14** is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above **\$ 2,025.99**
- (b) Any amount owing to the strata corporation by the owner of the strata lot described above (other than an amount paid into court, or to the strata corporation in trust under section 114 of the *Strata Property Act*)  
**\$ 0.00**
- (c) Are there any agreements under which the owner of the strata lot described above takes responsibility for expenses relating to alterations to the strata lot, the common property or the common assets?  
 no       yes (*attach copy of all agreements*)  
**To the best of our knowledge. The Owner should also be consulted with re owner agreements.**
- (d) Any amount that the owner of the strata lot described above is obligated to pay in the future for a special levy that has already been approved **\$ 0.00**  
The payment is to be made by \_\_\_\_\_ [month day, year].
- (e) Any amount by which the expenses of the strata corporation for the current fiscal year are expected to exceed the expenses budgeted for the fiscal year **Unknown**
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund **\$1,511,204.21 as at Feb.28/26**
- (g) Are there any amendments to the bylaws that are not yet filed in the land title office?  
 no       yes (*attach copy of all amendments*)
- (h) Are there any resolutions passed by a ¾ vote or unanimous vote that are required to be filed in the land title office but that have not yet been filed in the land title office?  
 no       yes (*attach copy of all resolutions*)  
(h.1) Are there any winding-up resolutions that have been passed?  
 no       yes (*attach copy of all resolutions*)
- (i) Has notice been given for any resolutions requiring a ¾ vote, 80% vote or unanimous vote or dealing with an amendment to the bylaws that have not yet been voted on?  
 no       yes (*attach copy of all notices*)
- (j) Is the strata corporation party to any court proceeding, arbitration or tribunal proceeding, and/or are there any judgements or orders against the strata corporation?  
 no       yes **NB: A 'Dispute Notice' has been filed with the Civil Resolution Tribunal. Also, attached is a copy of a Civil Resolution Tribunal 'Decision' dated Dec.18/18.**
- (k) Have any notices or work orders been received by the strata corporation that remain outstanding for the strata lot, the common property or the common assets?  
 no       yes (*attach copies of all notices or work orders*)
- (l) Repealed. [B.C. Reg. 6/2023, s.6 (a).]

(m) Are there any parking stall(s) allocated to the strata lot?

no  yes

(i) If no, complete the following by checking the correct box

- No parking stall is available  
 No parking stall is allocated to the strata lot but parking stall(s) within common property might be available

(ii) If yes, complete the following by checking the correct box(es) and indicating the parking stall(s) to which the checked box(es) apply.

- Parking stall(s) number(s) \_\_\_\_\_ is/are part of the strata lot  
 Parking stall(s) number(s) \_\_\_\_\_ is/are separate strata lot(s) or part(s) of a strata lot \_\_\_\_\_ [strata lot number(s), if known, for each parking stall that is a separate strata lot or part of a separate strata lot]  
 Parking stall(s) number(s) **P1-56 & P1-57** is/are limited common property  
 Parking stall(s) number(s) \_\_\_\_\_ is/are common property

(iii) For each parking stall allocated to the strata lot that is common property, check the correct box and complete the required information.

- Parking stall(s) number(s) \_\_\_\_\_ is/are allocated with strata council approval\*  
 Parking stall(s) number(s) \_\_\_\_\_ is/are allocated with strata council approval and rented at \$ \_\_\_\_\_ per month\*  
 Parking stall(s) number(s) \_\_\_\_\_ may have been allocated by owner developer assignment

Details: [Provide background on the allocation of parking stalls referred to in whichever of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation.]

**\*Note: The allocation of a parking stall that is common property may be limited as short term exclusive use subject to section 76 of the Strata Property Act, or otherwise, and may therefore be subject to change in the future.**

(n) Are there any storage locker(s) allocated to the strata lot?

no  yes

(i) If no, complete the following by checking the correct box:

- No storage locker is available  
 No storage locker is allocated to the strata lot but storage locker(s) within common property might be available

(ii) If yes, complete the following by checking the correct box(es) and indicating the storage locker(s) to which the checked box(es) apply.

- Storage locker(s) number(s) \_\_\_\_\_ is/are part of the strata lot  
 Storage locker(s) number(s) \_\_\_\_\_ is/are separate strata lot(s) or part(s) of a separate strata lot \_\_\_\_\_ [strata lot number(s), if known, for each locker that is a separate strata lot or part of a separate strata lot]  
 Storage locker(s) number(s) **P2-43** is/are limited common property  
 Storage locker(s) number(s) \_\_\_\_\_ is/are common property

(iii) For each storage locker allocated to the strata lot that is common property, check the correct box and complete the required information.

- Storage locker(s) number(s) \_\_\_\_\_ is/are allocated with strata council approval\*  
 Storage locker(s) number(s) \_\_\_\_\_ is/are allocated with strata council approval and rented at \$ \_\_\_\_\_ per month\*  
 Storage locker(s) number(s) \_\_\_\_\_ may have been allocated by owner developer assignment

Details: [Provide background on the allocation of storage lockers referred to in whichever of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation.]

**\*Note: The allocation of a storage locker that is common property may be limited as short term exclusive use subject to section 76 of the Strata Property Act, or otherwise, and may therefore be subject to change in the future.**

- (o) A copy of the strata corporation's insurance coverage  
[Provide a summary of the insurance coverage on a separate sheet or sheets]
- (p) Has the strata corporation obtained any electrical planning reports under 94.1 of the *Strata Property Act*?
- no       yes (attach copy of all electrical planning reports)      **See attached**

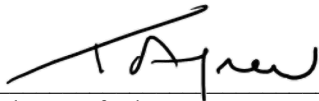
**Required Attachments**

In addition to attachments mentioned above, section 59(4) of the Strata Property Act requires that copies of the following must be attached to this Information Certificate:

- The rules of the strata corporation;
- The current budget of the strata corporation;
- The most recent depreciation report, if any, obtained by the strata corporation under section 94.

(See covering letter for description of all attachments to this Form B.)

Date: March 23, 2026



\_\_\_\_\_  
The Wynford Group, as Managing Agents

For Strata Plan BCS 1073, Callisto

per: Tom Agnew  
Strata Manager

NB: THIS FORM IS SUBJECT TO PROVISIONS CONTAINED IN THE COVER LETTER ATTACHED HERewith.

**Balance Sheet**

Period = Feb 2026

Book = Accrual ; Tree = ysi\_bs

		<b>Current Balance</b>
100000	ASSETS	
100500	CURRENT ASSETS	
101010	Bank - CCS Savings Operating	90,523.45
101510	Bank - CCS Savings CRF	294,272.68
102010	Bank - CCS Savings Special Levy	155,928.92
103210	Bank - CCS Other Reserve	634,975.95
105188	CCS - Lien H/B Prostar Contracting	63,247.29
108700	CCS - CRF Term Deposit	1,153,798.65
130000	Accounts Receivable - Operating	17,832.27
130650	Special Levy A/R - Building Envelope	3,005.61
133000	Fines Receivable	3,263.00
135500	Move-in/Move-out Receivable	1,750.00
136000	Lien/NSF Charges Receivable	906.25
136500	Chargeback Receivable	50,789.34
137500	Other Receivables	1,610.07
144000	Insurance Claim Receivable	-39,053.75
144500	Miscellaneous Receivable	19,399.17
145700	Receivable - Contractor	100.00
148000	Prepaid - Insurance	55,484.66
152000	Prepaid - Expense	16,052.26
153510	Accrued Interest - Contingency	7,648.22
171500	Due From Operating - CRF	55,484.66
<b>189000</b>	<b>TOTAL CURRENT ASSETS</b>	<b>2,587,018.70</b>
190000	FIXED ASSETS	
191860	Security Cameras	66,990.00
191865	Accum.Amort.-Security Cameras	-35,728.00
199000	TOTAL FIXED ASSETS	31,262.00
<b>199900</b>	<b>TOTAL ASSETS</b>	<b>2,618,280.70</b>
200000	CURRENT LIABILITIES	
210000	Strata Fees - Prepayment	1,476.29
220500	Refundable Key Deposits	100.00
225000	Accounts Payable - Operating	19,912.54
228000	Accrued Liabilities - Operating	88,188.58
228500	Accrued Vacation Payable	22,153.69
231000	Accrued Audit Fees	5,171.25
241100	Builder Lien HB Payable-Sp Levy	63,247.29
241500	Due to Contingency - Oper	55,484.66
270000	TOTAL CURRENT LIABILITIES	255,734.30
<b>299900</b>	<b>TOTAL LIABILITIES</b>	<b>255,734.30</b>

**Balance Sheet**

Period = Feb 2026

Book = Accrual ; Tree = ysi\_bs

		<b>Current Balance</b>
300000	EQUITY	
310000	Operating Fund - Prior Year	14,320.80
310500	Funds Total Operating/CRF/Sp Levy	2,316,963.60
362000	Equity In Capital Assets	31,262.00
<b>390000</b>	<b>TOTAL EQUITY</b>	<b>2,362,546.40</b>
<b>399000</b>	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>2,618,280.70</b>

**Strata Plan BCS 1073 - CALLISTO**  
**Final 2025-2026 Operating Budget**  
**February 28th Year-end**

23/May/25

GL Code	Description	Actual to Feb 28, 2025	2024-2025 Budget	Approved 2025-2026 Budget
<b>400000</b>	<b>REVENUES</b>			
405000	Strata Fees	2,125,967.04	2,125,969	2,189,750
415000	Bylaw Fines / Late Fees	-	-	-
422500	Interest Income - Operating	17,282.19	15,000	15,000
424000	Interest On Overdue Accounts	3,764.51	-	-
426501	Electrical Charge Station	3,214.00	7,000	-
428500	Move-in / Move-out Charges	9,100.00	-	-
429500	Key Revenue	30.00	-	-
440600	Door Openers - Transmitters	1,800.00	-	-
441600	Miscellaneous Revenue	5,467.96	-	-
443500	Prior Year Operating Surplus	-	-	-
<b>499900</b>	<b>TOTAL REVENUES</b>	<b>2,166,625.70</b>	<b>2,147,969</b>	<b>2,204,750</b>
<b>500000</b>	<b>OPERATING EXPENSES</b>			
<b>510000</b>	<b>ADMINISTRATIVE EXPENSES</b>			
511000	Management Fees	42,399.00	42,400	43,886
511600	Bank Administration Fee	756.00	760	756
512000	Audit / Review	4,987.50	5,500	5,500
513000	Duplication/Postage/Courier	8,787.94	-	10,000
513200	Legal	3,125.31	10,000	10,000
513600	Audit - <i>Real Estate Services Act</i>	-	400	400
514200	Insurance Expense	353,105.18	360,640	340,000
517600	Wages - Caretakers	109,843.12	110,000	-
517900	Building Manager and Contracted Services	-	-	115,000
520200	Concierge	260,936.30	280,000	280,000
521200	Miscellaneous Expenses	11,299.98	11,500	5,000
521400	Social Fund Expense	-	12,000	12,000
528400	Telephone	13,932.98	11,500	14,500
<b>529900</b>	<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>809,173.31</b>	<b>844,700</b>	<b>837,042</b>
<b>530000</b>	<b>UTILITIES</b>			
531100	BC Hydro / Electricity	109,328.83	120,000	112,000
532700	Gas	93,669.97	97,600	97,600
535100	Water/Sewer	63,878.10	62,000	70,000
535500	Garbage Disposal	54,601.35	47,000	54,000
<b>539900</b>	<b>TOTAL UTILITIES</b>	<b>321,478.25</b>	<b>326,600</b>	<b>333,600</b>

**Strata Plan BCS 1073 - CALLISTO**  
**Final 2025-2026 Operating Budget**  
**February 28th Year-end**

23/May/25

GL Code	Description	Actual to Feb 28, 2025	2024-2025 Budget	Approved 2025-2026 Budget
<b>540000</b>	<b>BUILDING MAINTENANCE</b>			
540500	Mechanical	35,951.74	60,000	-
540800	Janitorial	126,694.45	115,000	130,000
541400	Supplies	24,911.57	17,000	20,000
542000	Pest Control	8,214.93	18,000	5,000
542600	Security & Alarm System	20,244.00	8,000	15,000
543500	Elevator Maintenance	56,524.57	70,000	60,000
545000	Plumbing	45,275.33	36,000	45,000
549800	Fire Equipment	27,728.88	-	30,000
549900	Fire Alarm Monitoring	2,012.74	12,000	3,000
550700	Electrical Repairs	23,936.69	-	20,000
556700	Repair & Maint, Building	73,558.87	270,354	75,000
559100	HVAC Maintenance	56,155.28	20,000	110,000
559500	HVAC Repairs	64,629.76	15,000	-
<b>559900</b>	<b>TOTAL BUILDING MAINTENANCE</b>	<b>565,838.81</b>	<b>641,354</b>	<b>513,000</b>
<b>560000</b>	<b>EXTERIOR MAINT &amp; REPAIRS</b>			
562700	Window Cleaning	21,057.75	25,000	25,000
565700	Exterior Repair/Maint	-	-	75,000
<b>569900</b>	<b>TOTAL EXTERIOR MAINT &amp; REPAIRS</b>	<b>21,057.75</b>	<b>25,000</b>	<b>100,000</b>
<b>570000</b>	<b>GROUNDS AND GARDEN</b>			
571000	Landscaping Services	83,812.08	75,000	95,000
<b>579900</b>	<b>TOTAL GROUNDS AND GARDEN</b>	<b>83,812.08</b>	<b>75,000</b>	<b>95,000</b>
<b>580000</b>	<b>RECREATION CENTRE</b>			
580900	Recreation Ctr Maint	52,051.24	40,000	40,000
<b>589900</b>	<b>TOTAL RECREATION CENTRE</b>	<b>52,051.24</b>	<b>40,000</b>	<b>40,000</b>
<b>60000</b>	<b>TOTAL OPERATING EXPENSES</b>	<b>1,853,411.44</b>	<b>1,952,654</b>	<b>1,918,642</b>
		<b>313,214.26</b>	<b>195,315</b>	<b>286,108</b>
<b>700000</b>	<b>TRANSFERS TO RESERVE FUND</b>			
700100	Contingency Reserve Fund	195,315.00	195,315	286,108
<b>705000</b>	<b>TOTAL TRANSFERS TO RESERVES</b>	<b>195,315.00</b>	<b>195,315</b>	<b>286,108</b>
<b>800000</b>	<b>NET OPERATING SURPLUS(DEFICIT)</b>	<b>117,899.26</b>	<b>-</b>	<b>-</b>

## THIS POLICY CONTAINS A CLAUSE WHICH MAY LIMIT THE AMOUNT PAYABLE

### Policy No. CBCS1073

### Summary of Coverage

Named Insured:	The Owners of Strata Plan BCS 1073 The Callisto
Additional Insured(s):	The Wynford Group
Mailing Address:	c/o The Wynford Group, 815 - 1200 73rd Avenue West, Vancouver, BC V6P 6G5
Location Address(es):	1211 - 1299 West Cordova Street, Vancouver, BC, V6C 3R4 & 308 - 358 Jervis Mews, Vancouver, BC V6C 3P8
Policy Period:	<b>April 30, 2025 to April 30, 2026</b> 12:01 a.m. Standard Time
Loss Payable to:	The Insured or Order in Accordance with the Strata Property Act

Insuring Agreements	Deductibles	Amount of Insurance
<b>PROPERTY COVERAGES</b>		
All Property, All Risk	\$25,000	\$149,880,000
<b>Stated Amount Co Insurance, Replacement Cost</b>	Included	Included
Excess Unit Owner Displacement Coverage - Aggregate Limit		\$1,000,000
A. Additional Living Expense Limit per Unit - \$50,000		Included
Uninsured Unit Owner Retention - \$10,000		
B. Contingent Mass Evacuation Limit per Unit - \$5,000		Included
Water Damage	\$100,000	Included
Back up of Sewers, Sumps, Septic Tanks or Drains	\$100,000	Included
Earthquake Damage	10%	Included
Minimum Deductible:	\$150,000	
Aggregate Limit		\$149,880,000
Flood Damage	\$100,000	Included
Aggregate Limit		\$149,880,000
Key and Lock Replacement	Nil	\$50,000
<b>BLANKET EXTERIOR GLASS</b>	Residential \$5,000	Blanket
	Canopies \$1,000	Blanket
<b>COMMERCIAL GENERAL LIABILITY</b>		
A - Bodily or Mental Injury and Property Damage Liability - <i>Each Occurrence</i>	\$5,000	\$30,000,000
Products & Completed Operations - <i>Aggregate</i>	\$5,000	\$30,000,000
B - Personal and Advertising Liability - <i>Any one person or organization</i>		\$30,000,000
C - Tenant's Property Damage Liability - <i>any one premises</i>	\$5,000	\$500,000
D - Voluntary Medical Payments - any one person		\$25,000
Employer's Liability		
Non-Owned Automobile - SPF #6		
Third Party Liability		\$5,000,000
SEF 94 Legal Liability for Damage to Hired Automobiles	\$500	\$50,000
Contractual Liability Endorsement		
Excluding Long Term Leased Vehicle Endorsement		
Employee Benefits Errors and Omissions Liability		\$1,000,000
Pollution Liability - 120 Hour Extension Endorsement		\$100,000
Liability Conditions		

Insuring Agreements	Deductibles	Amount of Insurance
<b>CONDO DIRECTORS &amp; OFFICERS LIABILITY</b> Primary Policy	\$5,000	\$20,000,000
<b>ENVIRONMENTAL LIABILITY POLICY / POLLUTION LEGAL LIABILITY</b> Limit of Liability – Each Incident, Coverages A-G Limit of Liability – Each Incident, Coverage I Aggregate Limit Crisis Management Expense Endorsement <i>The inclusion of more than one insured strata or condominium corporation under the HUB CondoSure program in the discovery of a pollution event or in the making of a claim regarding the same pollution event shall not increase the Limits of Liability set forth in Item 3 of the Declarations.</i>	\$25,000 Retention 5 day waiting period	\$1,000,000 \$250,000 \$5,000,000 \$50,000
<b>VOLUNTEER ACCIDENT INSURANCE COVERAGE</b> Personal Accident Limit - Maximum Benefit - Lesser of \$1,000,000 or 5x Annual Salary Weekly Accident Indemnity - Lesser of \$750 or 75% of Gross Weekly Earnings (52 weeks) Accident Expenses - various up to \$15,000 (see policy wording) Dental Expense - \$5,000 Program Aggregate Limit (Maximum Benefit - 60 years of age or older - Lesser of \$750,000 or 5x Annual Salary)	8 day Waiting Period	\$1,000,000   \$10,000,000
<b>COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION</b> Employee Dishonesty / Excess Broad Form Money & Securities / Excess Program Aggregate Limit	\$100 \$100	\$1,000,000 \$60,000 \$10,000,000
<b>EQUIPMENT BREAKDOWN</b> I Standard Comprehensive Plus, Replacement Cost II Consequential Damage, 90% Co-Insurance III Extra Expense IV Ordinary Payroll – 90 Days	\$5,000 \$5,000 24 Hour Waiting Period 24 Hour Waiting Period	\$149,880,000 \$25,000 \$250,000 \$100,000
<b>TERRORISM</b>	\$ 500	\$1,000,000
<b>CYBER SUITE COVERAGE</b> <b>Comprehensive Cyber Coverage</b> A. Data Compromise Response Expenses Forensic IT Review Legal Review Public Relations - sublimit flat \$5,000 Regulatory Fines & Penalties PCI Fines & Penalties Named Malware - sublimit flat 50,000	\$1,000	\$50,000

This is a generalized summary of coverage for quick reference. In all cases the terms and conditions of the policy in effect are the determining documents.

### Other Services and Service Providers

#### PLATINUM LEGAL SERVICES RETAINER – CLARK WILSON LLP

Legal advice and exclusive benefits. See Contract for details.

\$1,000,000 / Legal Proceeding

\$1,500,000 Aggregate

Fee: 100% Retained

March 27, 2025 - E&OE

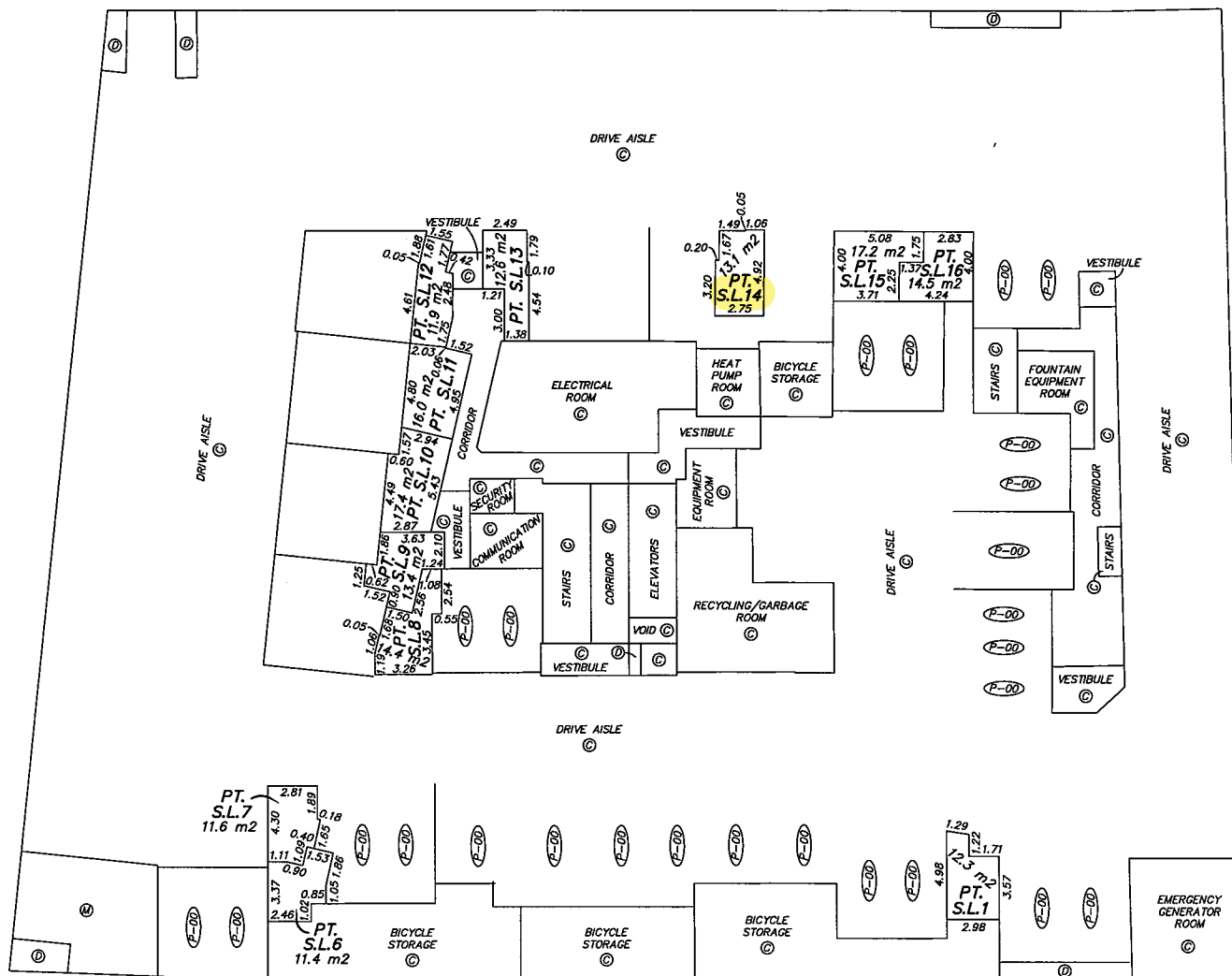
Retained

FLOOR PLAN  
PARKING LEVEL P1



SCALE 1:200 DISTANCES ARE IN METRES

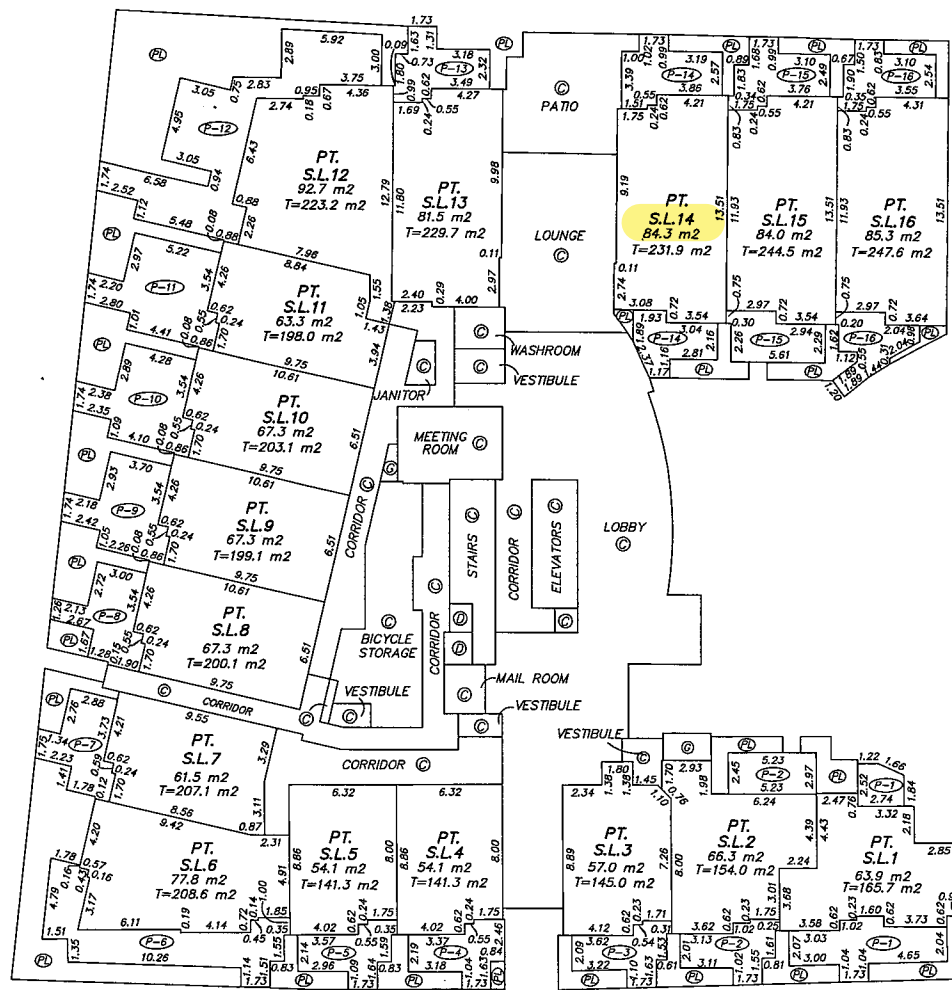
STRATA PLAN BCS



FLOOR PLAN  
LEVEL 1

0 5 10 15  
SCALE 1:200 DISTANCES ARE IN METRES

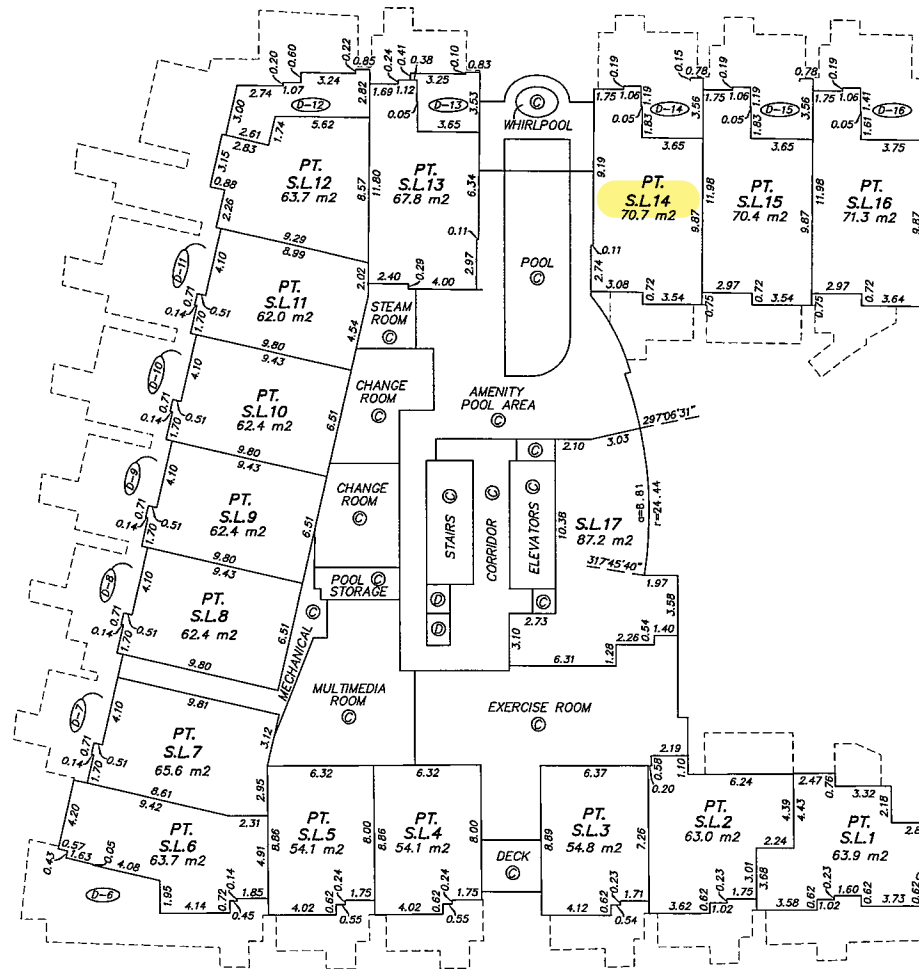
STRATA PLAN BCS



FLOOR PLAN  
LEVEL 2

0 5 10 15  
SCALE 1:200 DISTANCES ARE IN METRES

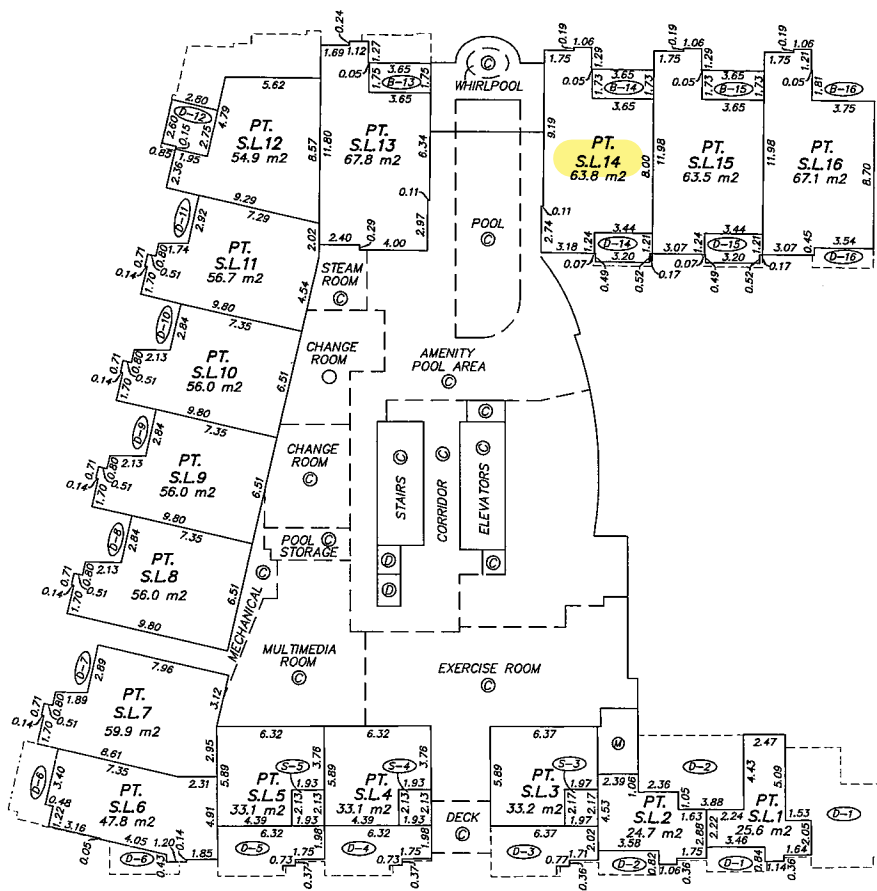
STRATA PLAN BCS



FLOOR PLAN  
LEVEL 3

0 5 10 15  
SCALE 1:200 DISTANCES ARE IN METRES

STRATA PLAN BCS





# 1281 Cordova St W

Vancouver, BC

HOODQ ADDRESS REPORT™

Beebe Cline  
16048307458

<http://www.beebecline.com/>

## SCHOOLS

With good assigned and local public schools very close to this home, your kids can thrive in the neighbourhood.



### Nearby Schools

#### Lord Roberts Annex

Designated Catchment School  
Grades K to 3  
1150 Nelson St

#### King George Secondary

Designated Catchment School  
Grades 8 to 12  
1755 Barclay St

### LookDeeper

#### Lord Roberts Elementary

Designated Catchment School  
Grades K to 7  
1100 Bidwell St

#### École Rose-des-Vents

Designated Catchment School  
Grades K to 6  
5445 Baillie St

#### École secondaire Jules-Verne

Designated Catchment School  
Grades 7 to 12  
5445 Baillie St

### Other Local Schools

#### L'École Bilingue Elementary

Grades K to 7  
1166 W 14th Ave

## PARKS & REC

This home is located in park heaven, with 3 parks and 7 recreation facilities within a 20 minute walk from this address.



#### Coal Harbour Park

480 Broughton Street



1 min

#### Coal Harbour Community Centre

480 Broughton St



2 mins

#### Harbour Green Park

1199 W Cordova Street



2 mins

### FACILITIES WITHIN A 20 MINUTE WALK

1 Playground  
1 Community Centre  
1 Splash Pad

1 Boating Facility  
1 Trail  
1 Gym

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only a 7 minute walk away, and the nearest street transit stop is a 2 minute walk away.

#### Nearest Rail Transit Stop

Burrard Station



7 mins

#### Nearest Street Level Transit Stop

Westbound W Pender St at Bute St



2 mins

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 1km.

#### Providence Health Care - St Paul's Hospital

1081 Burrard St

#### Fire Station

1090 Haro St

#### Police Station

1267 Davie Street



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