

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.**

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

Units in Development:
Exposure: **Northeast**
Mgmt. Co's Name: **The Wynford Group**
Maint Fee: **\$2,127.29**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal, Water**

Tot Units in Strata: **126** Locker: **Yes**
Storeys in Building: **35**
Mgmt. Co's #: **604-261-0285**
Council/Park Apprv?: **No**
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:

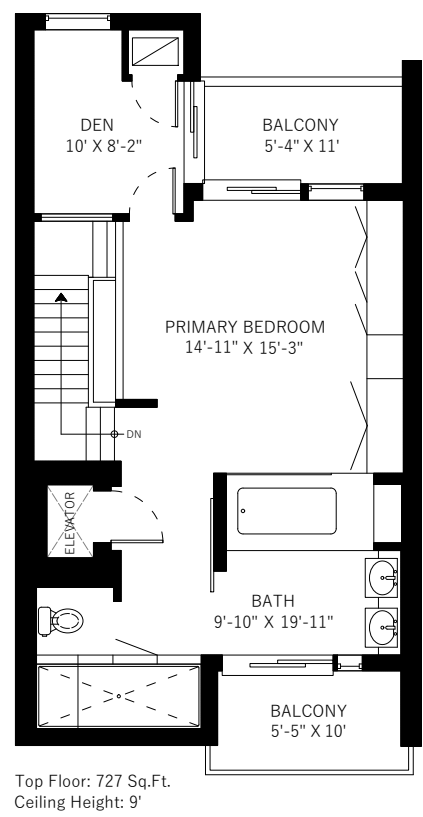
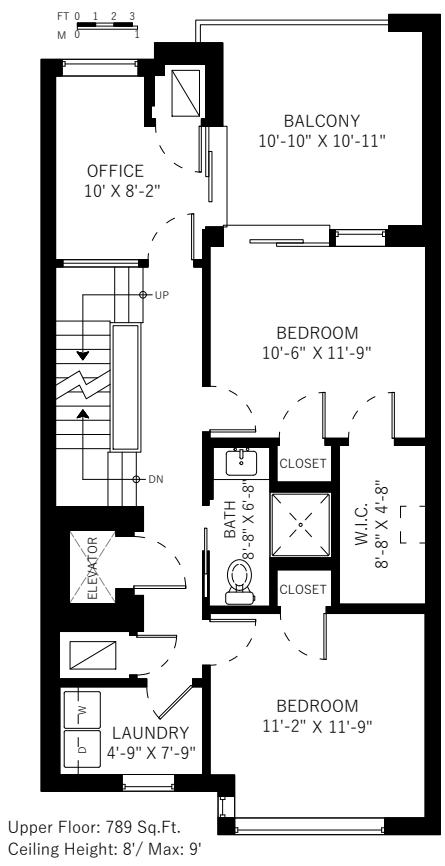
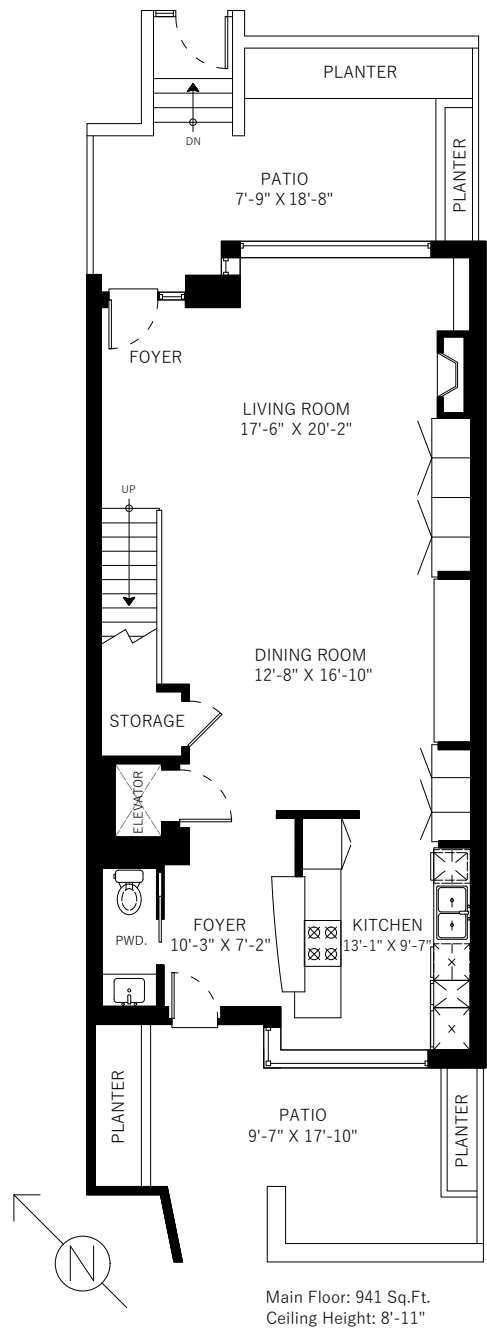
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	10'3 x 7'2	Above	Office	10'0 x 8'2	1	Main	2	No
Main	Kitchen	13'1 x 9'7	Above	Laundry	4'9 x 7'9	2	Above	3	No
Main	Dining Room	12'8 x 16'10			x	3	Abv Main 2	4	Yes
Main	Living Room	17'6 x 20'2	Abv Main 2	Primary Bedroom	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.
Total	2457 SQ.FT.

Front Patio	148 SQ.FT.
Back Patio	149 SQ.FT.
Balcony	122 SQ.FT.
Balcony	55 SQ.FT.
Balcony	59 SQ.FT.
Total Extras	533 SQ.FT.

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 **\$ 2,127.29**
- (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*)
Pending clearance of Jul.1/26 payments, totaling \$3,348.57: \$ 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 **\$ 1,490,293.13**

- (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' filed with the Civil Resolution Tribunal & a Notice of Civil Claim filed in the Supreme Court of BC is attached. 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) **P1-57 & 56** 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: July 13, 2026



The Wynford Group, as Managing Agents

For Strata Plan BCS 1073, Callisto

per: Arpan Sandhaa

Strata Manager

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

BCS 1073, Callisto (bcs1073)

Balance Sheet

Period = Jun 2026

Book = Accrual ; Tree = ysi_bs

		Current Balance
100000	ASSETS	
100500	CURRENT ASSETS	
101010	Bank - CCS Savings Operating	58,907.35
101510	Bank - CCS Savings CRF	43,293.89
102010	Bank - CCS Savings Special Levy	375,887.67
103210	Bank - CCS Other Reserve	557,020.89
108700	CCS - CRF Term Deposit	1,153,798.65
130000	Accounts Receivable - Operating	14,339.60
131865	Special Levy A/R - Plumbing	60,627.32
132224	Special Levy A/R - Sensors	63,904.57
133000	Fines Receivable	4,413.00
135500	Move-in/Move-out Receivable	1,500.00
136000	Lien/NSF Charges Receivable	1,006.25
136500	Chargeback Receivable	97,369.30
137500	Other Receivables	1,749.07
144000	Insurance Claim Receivable	-39,053.75
144500	Miscellaneous Receivable	19,399.17
148000	Prepaid - Insurance	202,446.70
148100	Prepaid - Utilities	1,512.00
152000	Prepaid - Expense	10,311.77
153510	Accrued Interest - Contingency	7,648.22
171500	Due From Operating - CRF	252,446.70
189000	TOTAL CURRENT ASSETS	2,888,528.37
190000	FIXED ASSETS	
191860	Security Cameras	66,990.00
191865	Accum.Amort.-Security Cameras	-35,728.00
199000	TOTAL FIXED ASSETS	31,262.00
199900	TOTAL ASSETS	2,919,790.37
200000	CURRENT LIABILITIES	
210000	Strata Fees - Prepayment	2,042.65
220500	Refundable Key Deposits	100.00
225000	Accounts Payable - Operating	14,103.46
228000	Accrued Liabilities - Operating	44,405.00
228500	Accrued Vacation Payable	22,153.69
231000	Accrued Audit Fees	7,004.61
241500	Due to Contingency - Oper	252,446.70
270000	TOTAL CURRENT LIABILITIES	342,256.11
299900	TOTAL LIABILITIES	342,256.11

BCS 1073, Callisto (bcs1073)

Balance Sheet

Period = Jun 2026

Book = Accrual ; Tree = ysi_bs

		Current Balance
300000	EQUITY	
310500	Funds Total Operating/CRF/Sp Levy	2,546,272.26
362000	Equity In Capital Assets	31,262.00
390000	TOTAL EQUITY	2,577,534.26
399000	TOTAL LIABILITIES & EQUITY	2,919,790.37

Strata Plan BCS 1073 - CALLISTO				
Final 2026-2027 Operating Budget				
February 28th Year-end				
				1/May/26
GL Code	Description	Actual to Feb 28, 2026	2025-2026 Budget	Approved 2026-2027 Budget
400000	REVENUES			
405000	Strata Fees	2,189,751.36	2,189,750	2,299,238
415000	Bylaw Fines / Late Fees	7,000.00	-	-
422500	Interest Income - Operating	10,701.38	15,000	10,000
424000	Interest On Overdue Accounts	2,104.64	-	-
426501	Electrical Charge Station	2,286.41	-	2,500
428500	Move-in / Move-out Charges	13,400.00	-	-
429500	Key Revenue	30.00	-	-
440600	Door Openers - Transmitters	1,180.00	-	-
441600	Miscellaneous Revenue	269.50	-	-
499900	TOTAL REVENUES	2,226,723.29	2,204,750	2,311,738
500000	OPERATING EXPENSES			
510000	ADMINISTRATIVE EXPENSES			
511000	Management Fees	43,885.80	43,886	45,864
511600	Bank Administration Fee	756.00	756	756
512000	Audit / Review	5,171.25	5,500	5,500
513000	Duplication / Postage / Courier	9,091.85	10,000	10,000
513200	Legal	1,341.36	10,000	5,000
513600	Audit - <i>Real Estate Services Act</i>	169.42	400	400
514200	Insurance Expense	338,422.00	340,000	250,450
517900	Building Manager and Contracted Services	117,175.58	115,000	118,500
520200	Concierge	294,377.38	280,000	260,000
521200	Miscellaneous Expenses	9,530.97	5,000	10,000
521400	Social Fund Expense	11,295.66	12,000	12,000
528400	Telephone	13,865.55	14,500	14,500
529900	TOTAL ADMINISTRATIVE EXPENSES	845,082.82	837,042	732,970
530000	UTILITIES			
531100	BC Hydro / Electricity	120,580.19	112,000	130,000
532700	Gas	69,620.78	97,600	82,000
535100	Water/Sewer	81,878.55	70,000	95,000
535500	Garbage Disposal	55,138.81	54,000	55,000
539900	TOTAL UTILITIES	327,218.33	333,600	362,000

Strata Plan BCS 1073 - CALLISTO				
Final 2026-2027 Operating Budget				
February 28th Year-end				
		1/May/26		
GL Code	Description	Actual to Feb 28, 2026	2025-2026 Budget	Approved 2026-2027 Budget
540000	BUILDING MAINTENANCE			
540800	Janitorial	134,015.81	130,000	130,000
541400	Supplies	31,799.58	20,000	25,000
542000	Pest Control	5,704.38	5,000	5,500
542600	Security & Alarm System	8,397.40	15,000	10,000
543500	Elevator Maintenance	57,141.95	60,000	62,000
545000	Plumbing	23,262.73	45,000	24,000
549800	Fire Equipment	22,324.74	30,000	25,000
549900	Fire Alarm Monitoring	2,001.79	3,000	3,000
550700	Electrical Repairs	24,748.15	20,000	20,000
556700	Repair & Maint, Building	23,537.99	75,000	50,000
559100	HVAC Maintenance	276,361.92	110,000	250,000
559900	TOTAL BUILDING MAINTENANCE	609,296.44	513,000	604,500
560000	EXTERIOR MAINT & REPAIRS			
562700	Window Cleaning	(147.00)	25,000	55,000
565700	Exterior Repair/Maint	23,602.70	75,000	30,000
569900	TOTAL EXTERIOR MAINT & REPAIRS	23,455.70	100,000	85,000
570000	GROUNDS AND GARDEN			
571000	Landscaping Services	94,196.65	95,000	29,000
571400	Landscape Improvements	-	-	56,000
576400	Sprinkler Maintenance	-	-	7,500
578600	Fountains	-	-	2,500
579900	TOTAL GROUNDS AND GARDEN	94,196.65	95,000	95,000
580000	RECREATION CENTRE			
580900	Recreation Ctr Maint	29,516.44	40,000	35,000
589900	TOTAL RECREATION CENTRE	29,516.44	40,000	35,000
60000	TOTAL OPERATING EXPENSES	1,928,766.38	1,918,642	1,914,470
		297,956.91	286,108	397,268
700000	TRANSFERS TO RESERVE FUND			
700100	Contingency Reserve Fund	286,108.00	286,108	397,268
705000	TOTAL TRANSFERS TO RESERVES	286,108.00	286,108	397,268
800000	NET OPERATING SURPLUS(DEFICIT)	11,848.91	-	-

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:	April 30, 2025 to April 30, 2026 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
PROPERTY COVERAGES		
All Property, All Risk	\$25,000	\$149,880,000
Stated Amount Co Insurance, Replacement Cost	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
BLANKET EXTERIOR GLASS	Residential \$5,000 Canopies \$1,000	Blanket Blanket
COMMERCIAL GENERAL LIABILITY		
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
CONDO DIRECTORS & OFFICERS LIABILITY Primary Policy	\$5,000	\$20,000,000
ENVIRONMENTAL LIABILITY POLICY / POLLUTION LEGAL LIABILITY 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
VOLUNTEER ACCIDENT INSURANCE COVERAGE 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
COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION Employee Dishonesty / Excess Broad Form Money & Securities / Excess Program Aggregate Limit	\$100 \$100	\$1,000,000 \$60,000 \$10,000,000
EQUIPMENT BREAKDOWN 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
TERRORISM	\$ 500	\$1,000,000
CYBER SUITE COVERAGE Comprehensive Cyber Coverage 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

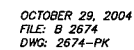
\$1,500,000 Aggregate

Fee: 100% Retained

March 27, 2025 - E&OE

Retained

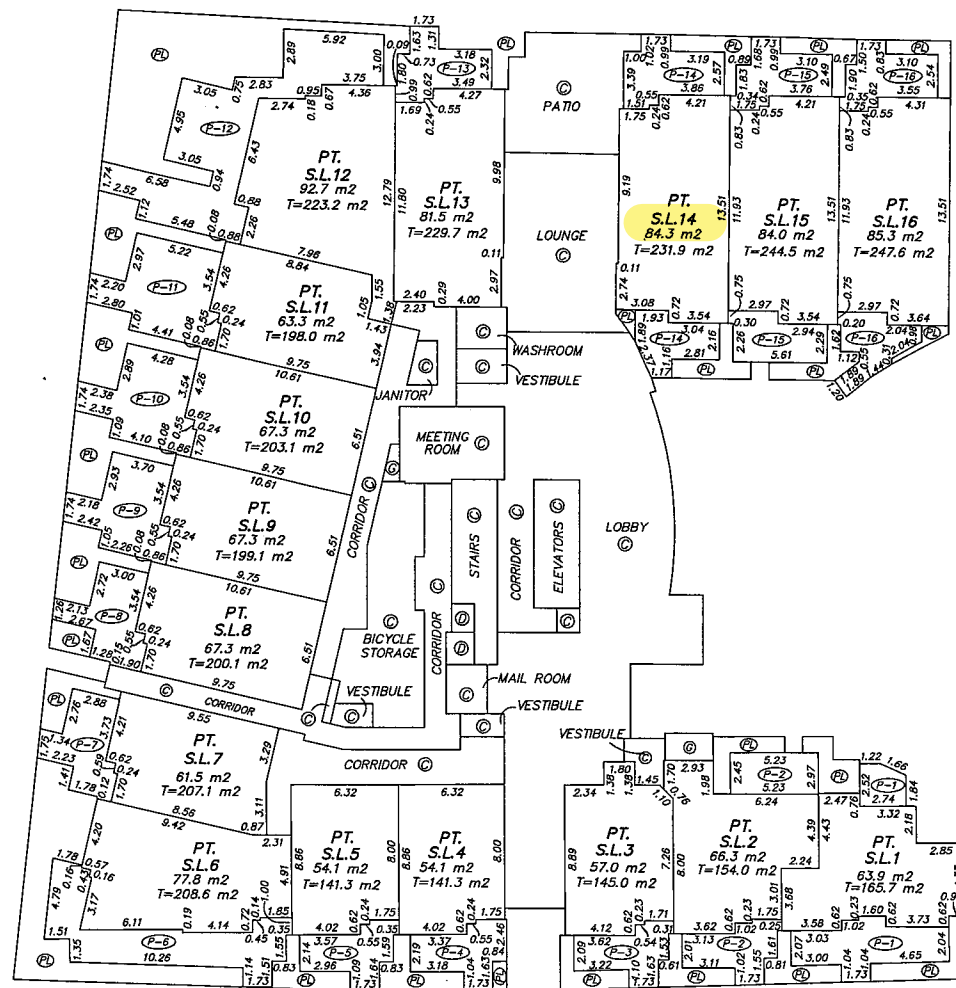
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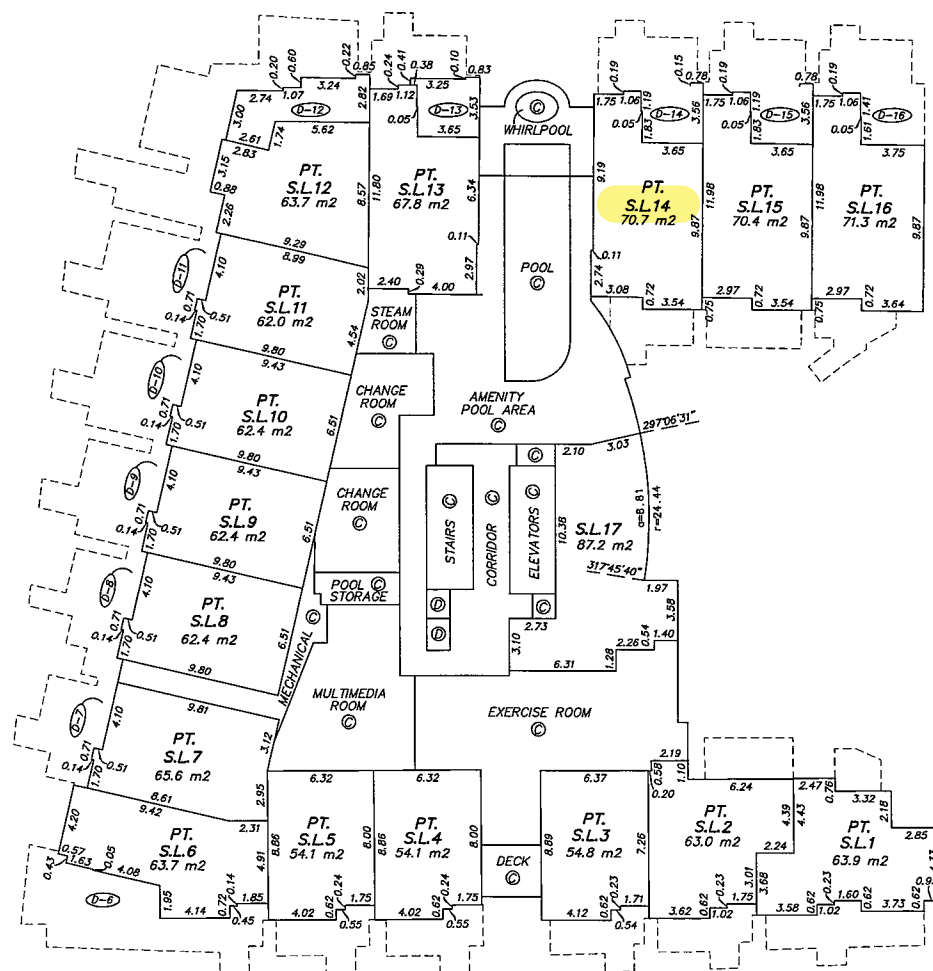


FLOOR PLAN
LEVEL 1

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

STRATA PLAN BCS

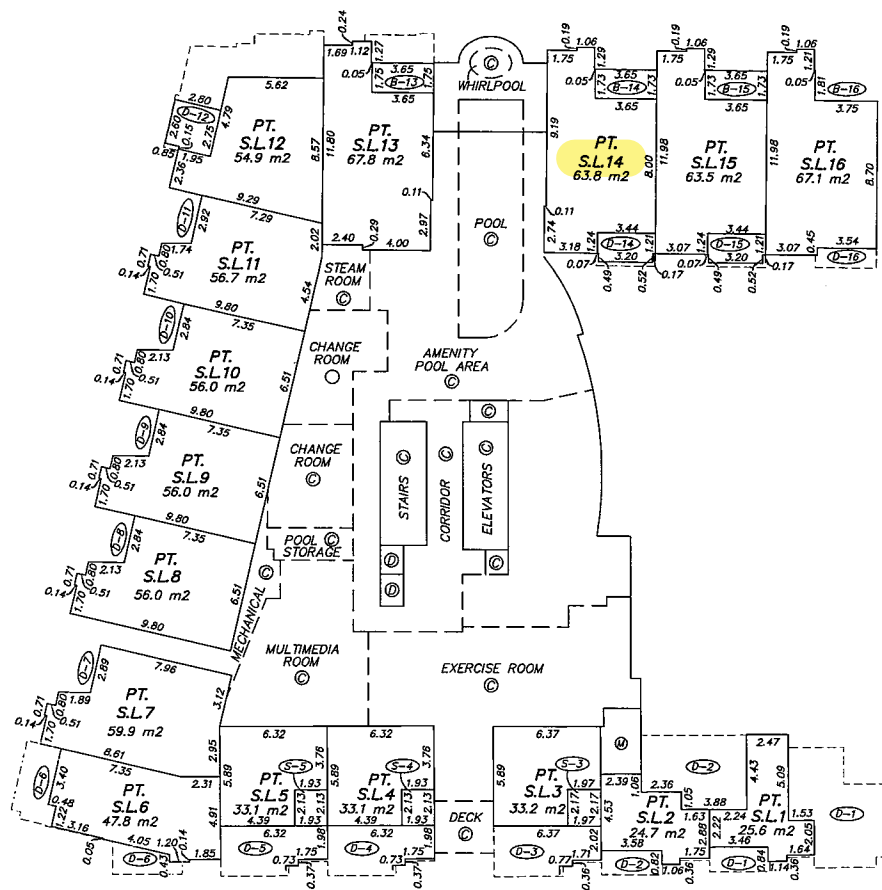




FLOOR PLAN
LEVEL 3

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



Harbour Green Park

1199 W Cordova Street



1 min



Coal Harbour Community Centre

480 Broughton St



2 mins



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

HoodQ

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