

**Active**  
**R2993497**  
Board: V, Attached  
Apartment/Condo

### 3005 1351 CONTINENTAL STREET

Vancouver West  
Downtown VW  
V6Z 0C6

**\$1,598,000** (LP)

(SP)



Days on Market: <b>79</b>	List Date: <b>4/22/2025</b>	Seller's Acceptance
Orig. Price: <b>\$1,699,000</b>	Expiry Date: <b>10/21/2025</b>	Subject Removal Date:
Prev. Price: <b>\$1,699,000</b>		Completion Date:
Meas. Type:	If new, GST/HST inc?:	Approx. Year
Frontage (feet):	Bedrooms: <b>3</b>	Age: <b>11</b>
Frontage (metres):	Bathrooms: <b>3</b>	Zoning: <b>CD-1</b>
Depth/Size:	Full Baths: <b>2</b>	Gross Taxes: <b>\$5,565.35</b>
Sq. Footage: <b>0.00</b>	Half Baths: <b>1</b>	For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>029-257-638</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes : city, water</b>		Tour:
Complex / Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>Corner Unit</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>	Parking Access: <b>Side</b>
Construction: <b>Concrete Frame</b>	Parking: <b>Garage Underbuilding</b>		
Exterior: <b>Concrete</b>	Dist. to Public Transit: <b>ONE BLOCK</b>	Dist. to School Bus: <b>NEAR</b>	
Foundation: <b>Concrete Block</b>	Title to Land: <b>Freehold Strata</b>	Land Lease Expiry Year:	
	Seller's Interest: <b>Registered Owner</b>		
Renovations:	Property Disc.: <b>Yes:</b>		
# of R.I. Fireplaces:	Fixtures Leased: <b>:</b>		
Fireplace Fuel:	Fixtures Rmvd: <b>No :</b>		
Fuel/Heating: <b>Natural Gas</b>	Floor Finish: <b>Hardwood</b>		
Outdoor Area: <b>Balcony(s)</b>			
Type of Roof: <b>Tar &amp; Gravel</b>			

Legal: <b>STRATA LOT 194, PLAN EPS1290, 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 1 OR V, AS APPROPRIATE</b>	Municipal Garbage:
	Water:
	Dyking:
	Sewer:
	Other:
Amenities: <b>Air Cond./Central, Bike Room, Club House, Elevator, Exercise Centre, In Suite Laundry, Sauna/Steam Room, Concierge</b>	
Site Influences: <b>Central Location, Marina Nearby</b>	
Features: <b>Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Wine Cooler</b>	

Finished Floor (Main): <b>1,335</b>	Units in Development: <b>214</b>	Tot Units in Strata: <b>214</b>	Locker:
Finished Floor (Above): <b>0</b>	Exposure: <b>Southwest</b>	Storeys in Building: <b>32</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>KORECKI REAL ESTATE SERVICES</b>	Mgmt. Co's #:	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$1,060.14</b>	Council/Park Apprv:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water</b>		
Finished Floor (Total): <b>1,335 sq.</b>	Bylaw Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>		
Unfinished Floor: <b>0</b>	Restricted Age:	# of Pets:	Cats: Dogs
Grand Total: <b>1,335 sq.</b>	# or % of Rentals Allowed:		
Suite:	Short Term (<1yr) Rnt/Lse Alwd?: <b>No</b>		
Basement: <b>None</b>	Short Term Lse-Details:		
Crawl/Bsmt. Ht:			
# of Kitchens: <b>1</b>			
# of Levels: <b>1</b>			
# of Rooms: <b>1</b>			
Floor Type Dimensions	Floor Type Dimensions	Bath Floor #Pieces Ensuite?	
Main Primary Bedroom 13'5 x 12'4	Main Foyer 6'11 x 6'8	1 Main 4 Yes	
Main Bedroom 10'10 x 12'11	Main Office 5'2 x 7'6	2 Main 4 Yes	
Main Bedroom 9'11 x 9'7	Main Other 3' x 10'7	3 Main 2 No	
Main Dining Room 8'2 x 10'6	Main Other 13' x 3'8		
Main Living Room 17'10 x 15'11			
Main Kitchen 14'10 x 8'7			
Main Other 9'2 x 4'5			

List Broker 1: <b>Luxmore Realty - OFC: 604-730-1111</b>	List Broker 3:	Appointments: <b>Touchbase</b>
List Desig Agt 1: <b>Sarina Han PREC* - Phone: 778-882-0099</b>	<b>sarina0099@gmail.com</b>	Call: <b>Sarina Han</b>
List Broker 2:		Phone: <b>778-882-0099</b>
List Desig Agt 2:	3:	
Buyer's Broker 1:		
Buyer's Agent 1:	2:	
Owner: <b>**Privacy Protected** CHUN HUA WU</b>	3:	
Commission: <b>3.255% OF 1ST \$100K &amp; 1.1625% ON BALANCE</b>		Occupancy: <b>Owner</b>

Realtor **Measurements taken from BC Assessment. All means approx. Buyer to verify if important.**  
Remarks:

Welcome to The Maddox by Cressey Development — a stunning southwest-facing corner residence offering 3 spacious bedrooms, a versatile den, and 3 elegant bathrooms. Just steps from the seawall, this home features floor-to-ceiling windows showcasing breathtaking views of False Creek, the city skyline, and the North Shore Mountains. Enjoy the renowned Cressey Kitchen, complete with Italy's Armony Cucine cabinetry, premium European appliances, quartz countertops, and engineered hardwood flooring. Comfort is elevated with air conditioning throughout. Additional highlights include an oversized storage locker and two side-by-side parking stalls. Located in the vibrant Beach District. Elsie Roy Elementary, King George Secondary.