

Active

R3023967

Board: V , Attached

Apartment/Condo

2702 1568 ALBERNI STREET

Vancouver West

West End VW

V6G 0E3

\$3,790,000 (LP)

(SP)

D

H

T

Days on Market: 1

Orig. Price: \$3,790,000

Prev. Price: \$0

List Date: 7/7/2025

Expiry Date: 7/6/2026

Seller's Acceptance

Subject Removal Date:

Completion Date:

Meas. Type:

Frontage (feet):

Frontage (metres):

Depth/Size:

Sq. Footage: 0.00

Flood Plain:

View:

Complex / Subdiv:

First Nation Reserve:

Services Connected:

If new,GST/HST inc?:

Bedrooms: 2

Bathrooms: 2

Full Baths: 2

Half Baths: 0

P.I.D.: 031-964-176

Approx. Year 2023

Age: 2

Zoning: CD-1

Gross Taxes: \$11,294.20

For Tax Year: 2024

Tax Inc. Utilities?: No

Tour:

Sewer Type: City/Municipal

Water Supply: City/Municipal

Style of Home: 1 Storey, Corner Unit

Construction: Frame - Wood

Exterior: Concrete, Glass

Foundation: Concrete Perimeter

Renovations:

#of R.I. Fireplaces:

Fireplace Fuel:

Fuel/Heating: Forced Air

Outdoor Area: Balcony(s)

Type of Roof: Torch-On

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: 1

Covered Parking: 1

Parking Access:

Parking Garage; Underground

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: Freehold Strata

Land Lease Expiry Year:

Seller's Interest: Registered Owner

Property Disc.: Yes:

Fixtures Leased: :

Fixtures Rmvd: :

Floor Finish: Hardwood

Legal STRATA LOT 135, PLAN EPS8902, DISTRICT LOT 185, 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 V

Municipal Garbage:

Water:

Dyking:

Sewer:

Other:

Amenities: Elevator, Exercise Centre, Storage

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW

Finished Floor (Main): 1,221

Finished Floor (Above): 0

Finished Floor (AbvMain2): 0

Finished Floor (Below): 0

Finished Floor (Basement): 0

Finished Floor (Total): 1,221 sq.

Unfinished Floor: 0

Grand Total: 1,221 sq.

Units in Development:

Exposure:

Mgmt. Co's Name:

Maint Fee: \$1,299.06

Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility

Bylaw Restrictions: Pets Allowed, Rentals Allowed

Restricted Age:

# of Pets:

Cats:

Dogs Yes

Tot Units in Strata:

Storeys in Building:

Mgmt. Co's #:

Council/Park Apprv:

Locker:

Suite:

Basement: None

Crawl/Bsmt. Ht:

# of Kitchens: 1

# of Levels: 1

# of Rooms: 7

Short Term(<1yr)Rnt/Lse Alwd?: No

Short Term Lse-Details:

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

List Broker 1: Luxmore Realty - OFC: 604-730-1111

List Broker 2:

List Desig Agt 1: Sarina Han PREC\* - Phone: 778-882-0099

List Desig Agt 2:

Buyer's Broker 1:

Buyer's Agent 1:

Owner: \*\*Privacy Protected\*\* BIN WANG

Commission: 3.255% OF 1ST \$100K & 1.1625% ON BALANCE

List Broker 3:

sarina0099@gmail.com

Appointments:

Call:

Phone:

Touchbase Sarina Han 778-882-0099

Occupancy: Owner

Realtor Measurements were taken from BC Assessment, verify by buyer or buyer's agent.

Remarks:

Introducing Alberni by Westbank, an awe-inspiring architectural masterpiece by Kengo Kuma in the coveted Coal Harbour area. Enjoy ultimate convenience with Robson St shopping, the waterfront seawall, Stanley Park, and YVR's first Michelin Star restaurant all just steps away. Experience luxury in our exquisite 2-BR suite offering nearly 1,221 sqft of interior space and over 300 sqft of outdoor balcony with breathtaking views from every room. This exclusive NE-corner suite includes a private Japanese zen garden, insuite storage, additional storage downstairs, parking, insuite laundry, and premium Kengo Kuma finishes including Kohler fixtures, Miele appliances, and quartz countertops. Coal Harbour & Lord Roberts Elementary, King George & Kitsilano Secondary.