



Presented by:
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rennie

#1204 - 1283 Howe Street, Vancouver
\$728,800

Active
R2814316
Board: V
Apartment/Condo

1204 1283 HOWE STREET
Vancouver West
Downtown VW
V6Z 0E3

Residential Attached
\$728,800 (LP)
(SP) M



Sold Date:	If new,GST/HST inc?:	Original Price: \$728,800
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2019
Frontage(feet):	Bathrooms: 1	Age: 4
Frontage(metres):	Full Baths: 1	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,016.02
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 030-785-162	Tax Inc. Utilities?: No
View:	Yes :City views	Tour:
Complex / Subdiv: TATE		
First Nation:		
Services Conndt: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit**
Construction: **Concrete**
Exterior: **Concrete, Glass**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Baseboard**
Outdoor Area: **None**
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage; Underground, Visitor Parking**
Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Legal: **STRATA LOT 97, PLAN EPS4792, 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 V**

Amenities: **Elevator, Exercise Centre, Garden, In Suite Laundry, Recreation Center, Storage, Concierge**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **CithWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Sprinkler - Fire**

Finished Floor (Main): 619	Units in Development:	Tot Units in Strata: 333	Locker: Yes
Finished Floor (Above): 0	Exposure: Northeast	Stores in Building: 42	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Rancho	Mgmt. Co's #: 604-684-4508	
Finished Floor (Below): 0	Maint Fee: \$494.80	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 619 sq. ft.			
Unfinished Floor: 0			
Grand Total: 619 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		

Suite:
Basement: **None**
Crawl/Bsmt. Ht: **# of Levels: 1**
of Kitchens: **1** # of Rooms: **6**

Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **Yes**
Short Term Lse-Details: **min 30 days**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	10'4 x 8'9			x	1	Main	4	Yes
Main	Living Room	9'3 x 9'0			x	2			
Main	Primary Bedroom	8'11 x 8'11			x	3			
Main	Bedroom	10'1 x 8'1			x	4			
Main	Solarium	10'1 x 3'6			x	5			
Main	Den	7'0 x 5'9			x	6			
					x	7			
					x	8			

Listing Broker(s): **Rennie & Associates Realty Ltd.**

Welcome to the "Tate" located in the heart of downtown. Your NE corner 2 bedroom/1 bathroom offers an exceptional floorplan with separated bedrooms, a den/solarium perfect for working from home, a storage/flex space & a cheater ensuite bathroom. Chef's kitchen with stainless steel and integrated Miele/Blomberg appliance package with gas cooktop & a quartz countertop. Floor to ceiling windows as well as over height ceiling allows for plenty of light with views of downtown. Tate is home fantastic amenities: Grand lobby, concierge, gym, meeting room, library lounge, garden terrace, yoga room, party room with kitchen, billiard room & theatre room. Steps to world-class shopping, restaurants, services & transit. 1 parking with ev plug & locker incl.



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KEY INFORMATION

ADDRESS: #1204 - 1283 Howe Street, Vancouver
PRICE: \$728,800
AREA: Downtown
TYPE: 2 Bedroom + Solarium/Den + Storage
SQ FT: 619* SF
YEAR BUILT: 2019
TAX: \$2,016.02 (2023)
STRATA FEES: \$494.80
VIEWS: City Views
PARKING: 1 (P4 - 299)
LOCKER: Rm 3 - 10
PETS: 2 Cats or Dogs or 1 of Each
RENTAL: Minimum 30 days
ELEMENTARY: Elsie Roy Elementary
HIGH SCHOOL: King George Secondary

* Strata Plan Shows 615 SF

REA Full Public 1 Page The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.



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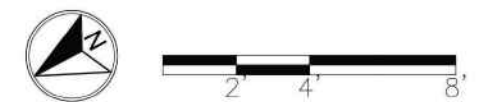


1204-1283 HOWE STREET, VANCOUVER, BC

MAIN FLOOR TOTAL: 619 SQ.FT.



MAIN FLOOR PLAN
Ceiling Height 8'-5"



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