

Coal Harbour condo offers views galore

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This two-bedroom corner condo on West Cordova Street offers tremendous outlooks from either the comfort of the indoors or the 250-square-foot wraparound balcony.

802 — 1139 West Cordova St., Vancouver

Type: 2-bedroom, 3-bathroom apartment

Size: 2,400 sq. ft.

B.C. Assessment, 2014: \$3,371,000

Listed for: \$4,288,000

Sold for: \$3,920,000

Sold on: Sept. 6

Days on market: 11

Listing agent: Bo Park at Sutton Group — West Coast Realty

Buyers agent: Holly Wood at RE/MAX Masters Realty

The big sell: With a front-row seat overlooking Coal Harbour, this two-bedroom corner condo offers tremendous outlooks from either the comfort of the indoors or the 250-square-foot wraparound balcony. An unobstructed 180-degree view takes in Stanley Park, the North Shore mountains and Burrard Inlet, while the interior more than holds its own with striking Brazilian cherry hardwood floors and banks of floor-to-ceiling windows. The kitchen has cabinetry by Snaidero of Italy, top-of-the-

range Miele and Sub-Zero appliances, an integrated wine fridge and a built-in espresso machine. Aspac Developments' Two Harbour Green tower was built in 2008 and forms one of three luxury towers in the company's Harbour Green Place portfolio. Residents' amenities include a virtual golf room, resort-like health club, squash court, table tennis room, media room and 24-hour concierge. This unit comes with a private two-car garage and storage. Its monthly maintenance fee is \$1,128.

6 — 7901 13th Ave., Burnaby

Type: 2-bedroom, 2-bathroom townhouse

Size: 1,310 sq. ft.

B.C. Assessment, 2014: \$309,000

Listed for: \$325,000

Sold for: \$325,000

Sold on: Sept. 30

Days on market: 6

Listing agent: Kathy Plante at Sutton Group — West Coast Realty

Buyers agent: Joe Parente at RE/MAX Central

The big sell: Listing agent Kathy Plante says the main drivers for this sale were the property's location — among single-family homes — the nearby transit and shopping, and the layout, which includes a large basement storage/flex space. Also appealing: the fact that this is a small strata complex of only eight side-by-side units. The buyers appeared to agree, offering the asking price in less than a week. The townhouse is in East Burnaby's Royal Garden complex on the quiet side of the development. It has an interior layout divided over three floors, and features a master bedroom with a large walk-in closet and a bay window and a gas fireplace in the living room. It was presented with the original finishings from when it was built in 1994. There is a patio and a small fenced yard, and a new roof was installed in 2008. The strata allows pets and rentals, although the former has some restrictions. The maintenance fee is \$211.74 per month.

1732 Balaclava St., Vancouver

Type: 3-bedroom, 4-bathroom townhouse

Size: 1,790 sq. ft.

B.C. Assessment, 2014: \$1,224,000

Listed for: \$1,298,000

Sold for: \$1,295,000

Sold on: Sept. 15

Days on market: 2

Listing agent: Faith Wilson at Faith Wilson Group

Buyers agent: Kris Pope at Dexter Associates Realty

The big sell: This three-bedroom, four-level townhouse occupies a prime location close to Point Grey Road, with its beaches and parks, and West Fourth Avenue, and its shops and restaurants. The main level features hardwood floors, bay windows with seating, crown moulding, a spacious living room with a gas fireplace, and a formal dining room. The kitchen has granite countertops and stainless-steel appliances, including a four-burner gas stove. The master bedroom has a five-piece ensuite with a jetted tub, and the top-floor bedroom has a fireplace, ensuite and private balcony with water, mountain and city views. The lowest level contains the third bedroom, a bathroom and a den. The home has an attached single-car garage, and there is a landscaped patio to the front and a fully-fenced area at the rear, both of which provide venues for relaxation and entertaining.

These transactions were compiled by Nicola Way of BestHomesBC.com and AssignmentsCanada.ca.

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