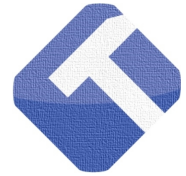




Presented by:  
**Peter X N Chen PREC\***

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xuenong@gmail.com



**Active**  
**R2968200**  
Board: V  
Apartment/Condo

**1604 550 TAYLOR STREET**

Vancouver West  
Downtown VW  
V6B 1R1

Residential Attached

**\$839,000** (LP)

(SP) **M**



Sold Date: \_\_\_\_\_ If new, GST/HST inc?: \_\_\_\_\_ Original Price: **\$869,900**  
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **2005**  
Frontage(feet): \_\_\_\_\_ Bathrooms: **2** Age: **20**  
Frontage(metres): \_\_\_\_\_ Full Baths: **2** Zoning: **CD-1**  
Depth / Size (ft.): \_\_\_\_\_ Half Baths: **0** Gross Taxes: **\$2,404.22**  
Sq. Footage: **0.00** P.I.D.: **026-461-684** For Tax Year: **2024**  
Flood Plain: \_\_\_\_\_ View: **Yes : City/Mountains/Water** Tax Inc. Utilities?: **No**  
Complex / Subdiv: **The Taylor** Tour: \_\_\_\_\_  
First Nation \_\_\_\_\_  
Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations: \_\_\_\_\_  
# of Fireplaces: **0** R.I. Fireplaces: \_\_\_\_\_  
Fireplace Fuel: \_\_\_\_\_  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Underground**  
Dist. to Public Transit: \_\_\_\_\_ Dist. to School Bus: \_\_\_\_\_  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 155, BLOCK 17, PLAN BCS1559, DISTRICT LOT 541, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH ANINTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Bike Room, Elevator, Exercise Centre, Garden, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): <b>814</b>	Units in Development: <b>251</b>	Tot Units in Strata: <b>251</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure: _____	Storeys in Building: <b>27</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Wynford Group</b>	Mgmt. Co's #: <b>604-261-0285</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$638.10</b>	Council/Park Apprv?: _____	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal</b>		
Finished Floor (Total): <b>814 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>814 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>		
Suite: <b>None</b>	Restricted Age: _____ # of Pets: _____	Cats: <b>Yes</b>	Dogs: <b>Yes</b>
Basement: <b>None</b>	# or % of Rentals Allowed: _____		
Crawl/Bsmt. Ht: _____	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details: _____		
# of Levels: <b>1</b>			
# of Rooms: <b>8</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16'1 x 9'9			x	1	Main	4	Yes
Main	Kitchen	15'2 x 8'5			x	2	Main	3	No
Main	Dining Room	6'2 x 7'9			x	3			
Main	Primary Bedroom	10'1 x 10'10			x	4			
Main	Bedroom	10'11 x 9'0			x	5			
Main	Walk-In Closet	5'9 x 4'5			x	6			
Main	Storage	6'2 x 4'5			x	7			
Main	Foyer	7'2 x 9'9			x	8			

Listing Broker(s): **Top Vision Realty Inc.**

**Enjoy spectacular views of the North Shore Mountains, Burrard Inlet, and the city from this 2-bedroom, 2-bathroom corner unit. Featuring a sleek modern design, this home boasts a top kitchen island, premium countertops and cabinets, Bosch/LG stainless appliances, Grohe bathroom fixtures, hand scraped hardwood floors, heated bathroom floors, and custom closet built-ins. Includes 1 parking and 1 storage. Just steps from trendy cafes and top restaurants in Crosstown and Chinatown. A perfect investment opportunity in a prime location - don't miss out! Openhouse: 2/22 Sat 2-4PM**