



Presented by:
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Active
R3162428
Board: V
Apartment/Condo

1107 288 W 1ST AVENUE

Vancouver West
False Creek
V5Y 0E9

Residential Attached

\$1,249,000 (LP)

(SP)



#1107 288 W. 1st AVENUE

Sold Date:	If new, GST/HST inc?:	Original Price: \$1,249,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2012
Frontage(feet):	Bathrooms: 2	Age: 14
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$4,060.27
Sq. Footage: 0.00		For Tax Year: 2026
Flood Plain:	P.I.D.: 028-886-887	Tax Inc. Utilities?:
View: Yes : FALSE CREEK & CITY SKYLINE		Tour: Virtual Tour URL
Complex / Subdiv: JAMES		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Heat Pump**
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: **Lane**
Parking: **Add. Parking Avail., Garage; Underground**
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 126, PLAN EPS800, DISTRICT LOT 302, 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**

Amenities: **Air Cond./Central, Bike Room, Elevator, Garden, In Suite Laundry, Concierge**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Intercom, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): **987**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **987 sq. ft.**
Unfinished Floor: **89**
Grand Total: **1,076 sq. ft.**

Suite:
Basement: **None**
Crawl/Bsmt. Ht.:
of Kitchens: **1**

of Levels: **1**
of Rooms: **11**

Units in Development: **155**
Exposure: **Northwest**
Mgmt. Co's Name: **First Service Residential**
Maint Fee: **\$755.17**
Maint Fee Includes: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Snow removal, Water**

Tot Units in Strata: **155** Locker: **Yes**
Storeys in Building: **15**
Mgmt. Co's #: **604-683-8900**
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**

Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: **100%**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions
Main	Foyer	3'5 x 17'3
Main	Storage	7'4 x 5'8
Main	Kitchen	8'6 x 8'1
Main	Dining Room	10'11 x 8'0
Main	Bedroom	8'10 x 8'8
Main	Living Room	15'5 x 10'0
Main	Patio	8'11 x 4'6
Main	Den	8'11 x 8'6

Floor	Type	Dimensions
Main	Primary Bedroom	10'10 x 11'2
Main	Walk-In Closet	7'4 x 3'3
Main	Patio	8'9 x 4'8
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Main	3	Yes
3			
4			
5			
6			
7			
8			

Listing Broker(s): **Royal LePage Elite West**

This is the one you've been waiting for at JAMES! Beautifully upgraded and wrapped in windows, this northwest corner home captures spectacular False Creek and city skyline views from nearly every angle. Thoughtful updates, hardwood flooring and a heat pump with air conditioning deliver year-round comfort, while the open living space flows to the patio and views beyond. Enjoy concierge, bike room, garden, outstanding recreation amenities, parking and storage. Step outside to the Seawall, Olympic Village, waterfront, restaurants, cafes, shopping, transit and the new elementary school coming in 2029—one of Vancouver's most connected and walkable neighbourhoods. A rare combination of view, upgrades, comfort and location that won't last—don't miss it! Showings by appointment only.