



Presented by:  
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**Active** **2103 388 DRAKE STREET** Residential Attached  
**R2674202** Vancouver West **\$1,598,000 (LP)**  
 Board: V Yaletown V6B 6A8 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,598,000**  
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1994**  
 Frontage(feet): Bathrooms: **2** Age: **28**  
 Frontage(metres): Full Baths: **2** Zoning: **CD-1**  
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$4,177.18**  
 Sq. Footage: **0.00** For Tax Year: **2021**  
 Flood Plain: P.I.D.: **019-050-267** Tax Inc. Utilities?: **No**  
 View: **Yes : Unobstructed Water, Park, City** Tour:  
 Complex / Subdiv: **Governor's Tower**  
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Upper Unit**  
 Construction: **Concrete**  
 Exterior: **Brick, Concrete, Mixed**  
 Foundation: **Concrete Perimeter**  
 Renovations:  
 # of Fireplaces: R.I. Fireplaces:  
 Fireplace Fuel: **None**  
 Fuel/Heating: **Baseboard, Hot Water**  
 Outdoor Area: **None**  
 Type of Roof: **Other**

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**  
 Parking: **Garage Underbuilding**  
 Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: :  
 Fixtures Rmvd: :  
 Floor Finish: **Hardwood, Mixed**

Legal: **STRATA LOT 197, PLAN LMS1725, DISTRICT LOT FC, 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**

Amenities: **Bike Room, Elevator, Exercise Centre, In Suite Laundry, Playground, Pool; Indoor, Storage, Concierge**  
 Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **1,247**  
 Finished Floor (Above): **0**  
 Finished Floor (AbvMain2): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **1,247 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **1,247 sq. ft.**

Units in Development: Tot Units in Strata: Locker:  
 Exposure: **South** Storeys in Building:  
 Mgmt. Co's Name: **FirstService Residential** Mgmt. Co's #: **604-683-8900**  
 Maint Fee: **\$869.87** Council/Park Apprv?:  
 Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility**  
 Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**  
 Restricted Age: # of Pets: Cats: **Yes** Dogs: **Yes**  
 # or % of Rentals Allowed:  
 Short Term (<1yr)Rnt/Lse Alwd?: **Yes**  
 Short Term Lse-Details: **Minimum three months**

Suite:  
 Basement: **None**  
 Crawl/Bsmt. Ht: # of Levels: **1**  
 # of Kitchens: **1** # of Rooms: **7**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'6" x 14'			x	1	Main	5	Yes
Main	Dining Room	12'3" x 10'			x	2	Main	4	No
Main	Kitchen	11' x 7'6"			x	3			
Main	Master Bedroom	16' x 13'			x	4			
Main	Bedroom	11' x 14'			x	5			
Main	Laundry	4' x 4'4"			x	6			
Main	Foyer	15' x 6'			x	7			
					x	8			

Listing Broker(s): **RE/MAX Real Estate Services**

**Spectacular unobstructed view of David Lam park, False creek and the city at the Governor's Tower in the heart of Yaletown. Featuring an open floor plan with floor to ceiling windows, custom built-in wall unit, closets and storage. Spacious living and dining rooms, Master bedroom is big enough for a king sized bed. Extensive amenities including concierge, indoor pool, gym, large garden overlooking David Lam park. Building upgrades include - rain screen completed in 2011, re-piping in 2017, new elevators 2021. Steps to seawall, gourmet restaurants, cafes, school and Canada Line. Bonus 2 parkings and 1 storage. Rental minimum 3 months; pet restrictions - 3 dogs/cats or combo.**