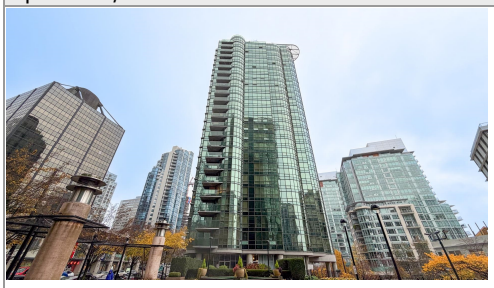
Closed
R3123044
Board: V, Attached
Apartment/Condo

506 588 BROUGHTON STREET

Vancouver West
Coal Harbour
V6G 3E3

$699,000 (LP)
$690,000 (SP)



Days on Market:	**70**	List Date:	**5/12/2026**	Seller's Acceptance Date:	**7/21/2026**
Orig. Price:	**$699,000**	Expiry Date:	**8/31/2026**	Subject Removal Date:	**7/28/2026**
Prev. Price:	**$0**			Completion Date:	**11/2/2026**

Meas. Type:		If new,GST/HST inc?:		Approx. Year Built:	**1995**
Frontage (feet):		Bedrooms:	**1**	Age:	**31**
Frontage (metres):		Bathrooms:	**1**	Zoning:	**CD-1**
Depth/Size:		Full Baths:	**1**	Gross Taxes:	**$2,523.27**
Sq. Footage:	**0.00**	Half Baths:	**0**	For Tax Year:	**2025**
Flood Plain:		P.I.D.:	**023-146-460**	Tax Inc. Utilities?:	**No**

View: **Yes : UNOBSTRUCTED WATERFRONT VIEW** Tour: **Virtual Tour URL**
Complex / Subdiv: **HARBOURSIDE PARK**
First Nation Reserve:
Services Connected: **Community, Electricity, Natural Gas, Sanitary 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: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **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: **Rear**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **NEARBY** Dist. to School Bus:
Title to Land: **Freehold Strata** Land Lease Expiry Year:
Seller's Interest: **Registered Owner**
Property Disc.: **No : THE SELLER NEVER LIVE IN THIS UNIT**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 30, PLAN LMS2064, DISTRICT LOT 185, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & OF THE PUBLIC HARBOUR OF BURRARD INLET, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Municipal Charges
Garbage:
Water:
Dyking:
Sewer:
Other:

Amenities: **Elevator, Exercise Centre, Garden, In Suite Laundry, Pool; Indoor, Recreation Center, Swirlpool/Hot Tub**

Site Influences: **Marina Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main):	**667**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**667 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**667 sq. ft.**

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

Units in Development: **382** Tot Units in Strata: **382** Locker: **No**
Exposure: **Northeast** Storeys in Building: **27**
Mgmt. Co's Name: **FIRST SERVICE RESIDENTIAL** Mgmt. Co's #: **604-683-8900**
Maint Fee: **$491.42** Council/Park Apprv:
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal, Water**

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

Floor	Type	Dimensions
Main	**Living Room**	**16'2 x 10'3**
Main	**Dining Room**	**13'1 x 9'6**
Main	**Bedroom**	**11'0 x 11'5**
Main	**Den**	**4'2 x 6'1**
Main	**Foyer**	**6'4 x 16'4**
Bsmt	**Kitchen**	**8'3 x 9'6**
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

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

List Broker 1: **RE/MAX Crest Realty - OFC: 604-370-2111**
List Desig Agt 1: **Emily Zhu PREC* - Phone: 604-366-1333**
List Broker 2:
List Desig Agt 2: 3:
Buyer's Broker 1: **Renanza Realty Inc. - OFC: 888-428-6808**
Buyer's Agent 1: **Samantha Zaharia** 2: **Ken Stef PREC*** 3:
Owner: ****Privacy Protected****
Commission: **3.2% ON 1ST $100,000 AND 1.15% ON BALANCE**

List Broker 3:
emilyzhuprec@gmail.com

Appointments: **Touchbase**
Call: **EMILY ZHU**
Phone: **604-366-1333**

Occupancy: **Tenant**

Realtor Remarks: **All measurements are provided by Almond Tree and should be verified by the buyer or their agent if deemed important. Parking: P3 - #143. The unit is currently tenanted on a month-to-month basis, with a rent of $2,334.50 per month. Per the tenant's request, showings with a minimum of 24 hours' notice required. Thanks!**

Northeast corner, spacious 1 bed + office with open balcony showcasing unobstructed marina, harbour & North Shore mountain views. Renovated with designer upgrades & custom built-ins. Prime Coal Harbour waterfront location steps to seawall, Urban Fare, shopping & business district. Well-maintained building with renovated lobby, hallways, elevators & full amenities: 24-hr security, visitor parking, indoor pool, hot tub, gym, theatre, billiards, party & meeting rooms, plus rooftop deck. Pets & rentals allowed. Large secured parking stall. School catchment: Coal Harbour Elem, Lord Roberts Elem & King George Sec.

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 Greater Vancouver REALTORS® ("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'.