

BUILDING BROCHURE

ARTEMISIA

1102 Hornby St. · Vancouver, BC V6Z 1V8 · Downtown



Scan to view online



4 FOR SALE
FROM \$1,439,000

12-MO SOLD TREND
116.4

Unit Mix

1 Bedroom 3 units 1,381 – 1,950 sf from \$1,400,000	2 Bedroom 4 units 1,327 – 2,074 sf from \$1,500,000	3 Bedroom 5 units 2,139 – 2,734 sf from \$2,438,000
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For Sale in Artemisia & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$3,249,000	3 / 4	2734 sf	\$1,188	PH2 1102 HORNBY STREET
\$1,899,000	2 / 2	2074 sf	\$916	304 1102 HORNBY STREET
\$1,879,000	1 / 2	1950 sf	\$964	1106 HORNBY STREET
\$1,439,000	1 / 2	1381 sf	\$1,042	402 1102 HORNBY STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$3,030,000	3 / 3ba	2504 sf	\$1,210	2025-07-10
\$2,500,000	3 / 3ba	2515 sf	\$994	2023-11-03
\$2,438,000	3 / 2ba	2139 sf	\$1,140	2023-02-04
\$1,500,000	2 / 2ba	1403 sf	\$1,069	2022-03-28

Value & Financing

Price Positioning

\$1027 /sq ft

Active listings here average **\$1027/sf** vs **\$1183/sf** across Downtown.

13% below area average

Mortgage Snapshot

\$6,892 /mo

Entry price (from)	\$1,439,000
20% down payment	\$287,800
Rate / amortization	5.24% · 25 yr

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT 2011	LEVELS 6	SUITES 21	CONSTRUCTION Concrete
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EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN EPS1858	DEVELOPER Boffo Developments Ltd
MANAGEMENT National Pacific Property Management Services Ltd.			

Overview

Artemisia at 1102 Hornby Street, Vancouver, BC, V6Z 1V8. Artemisia is a 6-storey building with 21 units, completed summer 2014. Ground floor units house permanent art/light installations designed by local and international artists and suspended in towering portal spaces around the perimeter of the building. Crossroads are Hornby Street and Helmcken Street.

Artemisia is another signature condominium residence in the heart of the downtown Vancouver real estate district. Brought to you by James Schouw & Associates, this luxury Vancouver Condominium Residences is a form of habitable art that is a landmark in the downtown Vancouver real estate market place. Designed for discerning home buyers, the luxury Artemisia Vancouver homes are a boutique collection of only twenty one (21) magnificent condominium residences by James Schouw & Associates, well known for their Yaletown Grace Residences that offers unparalleled urban living spaces in this beautiful city

Artemisia is close to shopping at Pacific Centre, Robson Street, Royal Centre and Harbour Centre. Grocery stores include Sorento Market, Urban Deli, Helen's Grocery, Granville Food Market plus many more. Schools in the area include Rhodes Career College, Pattison College Language Centre, Lord Roberts Annex elementary School, University of BC - Robson Square, Royal Oak College and many more.

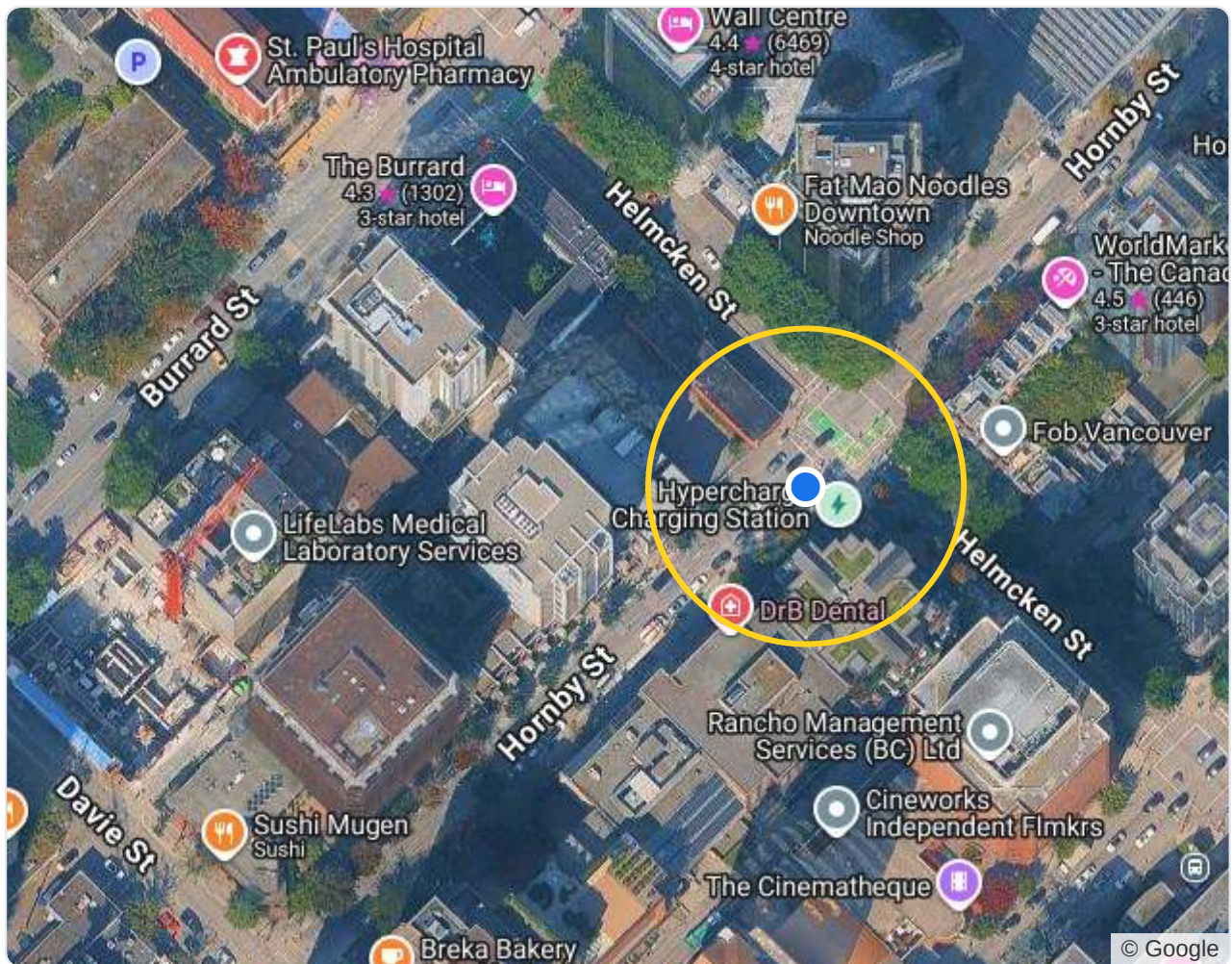
Amenities & Features

- ✓ Air Cond./central
- ✓ Elevator
- ✓ In Suite Laundry

Maintenance Fees Include

- ✓ Caretaker
- ✓ Garbage Pickup
- ✓ Gardening
- ✓ Management

Location



Neighbourhood & Walkability — Downtown

Downtown is Vancouver's primary business district, houses many arts, entertainment, and sports venues, and is close to several vibrant residential communities. A peninsula, Downtown is bounded by Burrard Inlet on the north, False Creek and the popular district of Yaletown to the south. The West End neighbourhood and world-famous Stanley Park are to the west, and the popular historic districts of Gastown, Chinatown, and Strathcona are to the east. The downtown area includes mo...

Full Walk Score® at [walkscore.com](https://www.walkscore.com).



Les Twarog

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