

BUILDING BROCHURE

METROLIVING

1168 Richards St. · Vancouver, BC V6B 3E6 · Yaletown



Scan to view online



1 FOR SALE
FROM \$1,022,000

12-MO SOLD TREND
-35.4

Unit Mix

1 Bedroom

1 unit
1,082 – 1,082 sf
from \$1,022,000

2 Bedroom

2 units
1,468 – 1,495 sf
from \$1,600,000

For Sale in Metroliving & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$1,022,000	1 / 2	1082 sf	\$945	104 1168 RICHARDS STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,600,000	2 / 2ba	1468 sf	\$1,090	2022-12-20
\$2,475,000	2 / 2ba	1495 sf	\$1,656	2022-07-29

Value & Financing

Price Positioning

\$945 /sq ft

Active listings here average **\$945/sf** vs **\$1173/sf** across Yaletown.

19% below area average

Mortgage Snapshot

\$4,895 /mo

Entry price (from) **\$1,022,000**

20% down payment **\$204,400**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2006	LEVELS 6	SUITES 12	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1906	DEVELOPER Townline
ARCHITECT Lda/ibi Architects	MANAGEMENT R Jang & Associates Ltd		

Overview

1168 Richards - 1168 Richards Street, Vancouver, BC V6B 3E6, BCS1906 - located in Downtown area of Vancouver West, near the crossroads Richards Street and Davie Street. This building is

across from Emery Barnes Park just 4 blocks to the financial district and 3 blocks to Robson Street. Walking distance to all the hottest contemporary restaurants, bars and nightclubs in town. This building is just two blocks away to the waterfront, Seawall, David Lam Park and Quayside Marina at Concord Pacific Place. Scotiabank Dance Center and home to Vancouver International Film Center, CSIL Canadian As A Second Language Institute, Spa Beauty+Wellness Centre, Exhale Yoga Pilates & Dance Studios, Helmcken Park, Pacific Chiropractic, Massage Therapy, Bambu The Salon, Starbucks Coffee, Dairy Queen, Royal Bank, Blenz Coffee, Yaletown YYoga, 24-7 Fitness in Yaletown, Kostuik Gallery, Shoppers Drug Mart, BC PLace, Costco, Edgewater Casino, Plaza of Nations Marina, Coopers Park with Seaside Bicycle Route, David Lam Park, Urban Fare, Roundhouse Community Arts and Recreation Centre, Choices Market and Contemporary Art Gallery are within minutes of walk. Restaurants in the neighbourhood area La Terazza, Games Big Fish, Earls, Yaletown Keg Steakhouse and Bar, Urban Thai Bistro, Hapa Izakaya, Cactus Club Cafe, George Lounge, Fresh Japanese Take out, Drew Cooks and much more. The bus stops near the complex, Yaletown-Roundhouse Skytrain Station is less than 5-minute walk away and Stadium-Chinatown Skytrain Station is about 15-minute walk away. Townline Group of Companies quality built this complex in 2006.

This 6-level building has a concrete construction and concrete exterior finishing. There are 12 units in development and in strata. This boutique building features 12 high-end, open concept homes offering two level, 1 bedroom (some with study) city homes 1,100 to 1,240 sq. ft., 2 bedroom + study 1,330 to 1,511 sq. ft and 2 bedroom + study penthouses with 1470 sq ft + 1400 sq. ft., private roof decks. This complex offers central air conditioning, private roof top decks and patios, overhead garage doors on enclosed balconies, a double height lobby, secured underground parking and a bicycle storage. Most homes offer floor-to-ceiling windows, wool carpets in bedrooms, in-suite storages, in-suite laundry, gourmet kitchens complete with Miele - 5 burner gas stoves, matching stainless steel appliances and custom islands with flip tables.

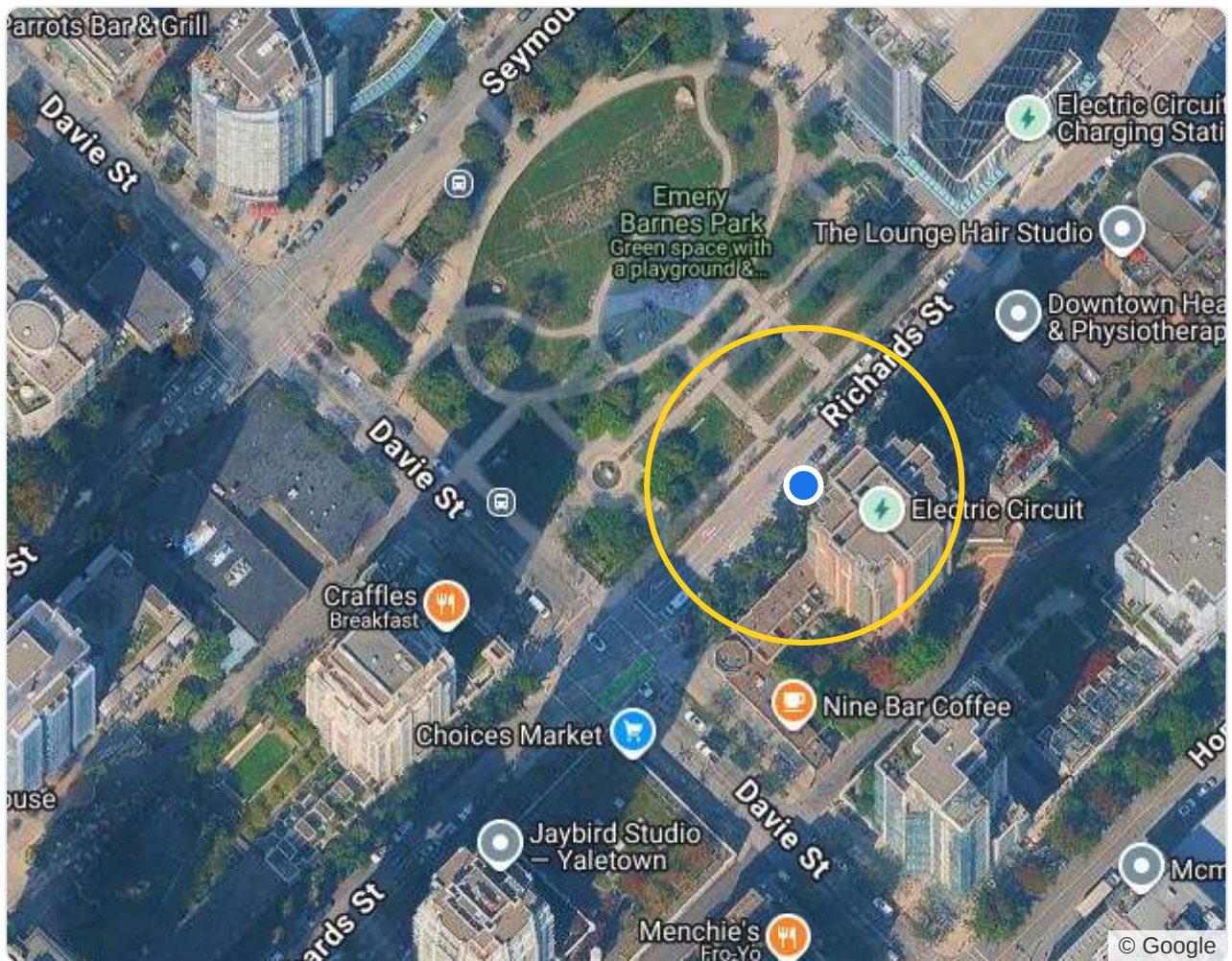
Amenities & Features

- | | |
|---------------------|--------------------|
| ✓ Air Cond./central | ✓ Bike Room |
| ✓ Elevator | ✓ In Suite Laundry |

Maintenance Fees Include

- | | |
|-------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Gas |
| ✓ Hot Water | ✓ Management |

Location



Neighbourhood & Walkability — Yaletown

Located on the southern edge of Downtown Vancouver, Yaletown is a vibrant mix of food and shopping locations set on historic brick walkways. With a mix of cafés, restaurants, fashion boutiques, and hair salons, Yaletown is one of Vancouver's most diverse market neighbourhoods. Skyscrapers surround the historic warehouse district, creating homes for many Vancouverites. Yaletown is one of the most densely populated areas in the city, cultivating creative businesses which enjoy ...

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



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · [bccondos.net](https://www.bccondos.net)



Book a Viewing
scan or call