

BUILDING BROCHURE

# PALLADIO

1228 Hastings St. · Vancouver, BC V6E 4S6 · Coal Harbour



Scan to view online



**3** FOR SALE  
FROM \$870,000

12-MO SOLD TREND  
-3.2

# Unit Mix

## 2 Bedroom

18 units

857 – 1,278 sf

from \$870,000

# For Sale in Palladio & Complex

3 currently active

| ASKING    | BEDS / BATHS | SIZE   | \$/SF   | UNIT / ADDRESS              |
|-----------|--------------|--------|---------|-----------------------------|
| \$998,000 | 2 / 2        | 857 sf | \$1,165 | 1401 1228 W HASTINGS STREET |
| \$899,000 | 2 / 2        | 926 sf | \$971   | 1228 W HASTINGS STREET      |
| \$870,000 | 2 / 2        | 881 sf | \$988   | 701 1228 W HASTINGS STREET  |

# Recently Sold in this Building

| SOLD PRICE  | BEDS    | SIZE    | \$/SF   | DATE       |
|-------------|---------|---------|---------|------------|
| \$1,549,000 | 2 / 2ba | 1256 sf | \$1,233 | 2024-07-15 |
| \$1,178,000 | 2 / 2ba | 926 sf  | \$1,272 | 2024-03-13 |
| \$1,465,000 | 2 / 2ba | 1060 sf | \$1,382 | 2023-11-22 |
| \$1,009,000 | 2 / 2ba | 909 sf  | \$1,110 | 2023-08-20 |

# Value & Financing

## Price Positioning

**\$1041** /sq ft

Active listings here average **\$1041/sf** vs **\$1199/sf** across Coal Harbour.

13% below area average

## Mortgage Snapshot

**\$4,167** /mo

Entry price (from) **\$870,000**

20% down payment **\$174,000**

Rate / amortization **5.24% · 25 yr**

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

|                             |                                         |                               |                                             |
|-----------------------------|-----------------------------------------|-------------------------------|---------------------------------------------|
| YEAR BUILT<br><b>2002</b>   | LEVELS<br><b>28</b>                     | SUITES<br><b>88</b>           | CONSTRUCTION<br><b>Concrete</b>             |
| EXTERIOR<br><b>Concrete</b> | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>LMS4661</b> | DEVELOPER<br><b>Onni Group Of Companies</b> |

## Overview

---

Palladio - 1228 W Hastings Street, Vancouver, BC V6E 4S6, strata plan LMS4661 - Nestled in the heart of the exclusive Coal Harbour neighborhood in Downtown Vancouver, at the crossroads of West Hastings Street and Bute Street. This prime location is steps away to award winning restaurants, fantastic shops at Robson Street, Pacific Center Mall and Holt Renfrew, Stanley Park, Seawall, tons of excellent schools including Pattison High School, Canadian College of English Language, Alder School of Professional Psychology, King George International College, Vancouver West College, Pacific Gateway International College and Tamwood International College, bus routes and Skytrain. Enjoy all the entertainment and great nightlife this area has to offer with Scotia Theater, Merlion Entertainment, Empire Theaters, Denman Cinema, Denman Place Mall and lots of clubs just close by. This fantastic location also has easy access to Harbour Green Park, Portal Park, Coal Harbour and Vancouver Convention Center. Palladio is a high-rise fully rain screened building with 88 units over 28 levels built in 2002. This building features great amenities and facilities including an elevator, elegant exterior landscaping with water feature, fitness and wellness center with steam room, outdoor hot tub, exercise center, massage table and men's and women's change rooms, relaxation lounge, large storage lockers, bike storage and gated secured underground parking. Two lobby entrances and an on-site concierge are available for the convenience of their residents. Security and safety are top priorities at Palladio as well, so a state-of-the-art smart card access security system, video enterphone, 24 hour video surveillance and monitored fire sprinklers and smoke detectors in common areas and all units are also included. The units boasts a bright and open floor plan, floor to ceiling windows throughout, over-height ceilings, in-suite laundry, energy efficient electric fireplace and a private outdoor balcony where you can enjoy panoramic views of the Coal Harbour, Burrad Inlet and North Shore Mountains. Enjoy cooking and making delicious meals in your gourmet kitchen with plenty of solid hardwood shaker cabinets, solid double-thick granite counters and high quality appliances. Palladio definitely gives you the luxurious lifestyle you deserve!

Next door at 1250 West Hastings, Terrace House is under construction. A 19-storey all wood construction tower that will have 1 unit per floor with the estimated completion in 2020.

## Amenities & Features

---

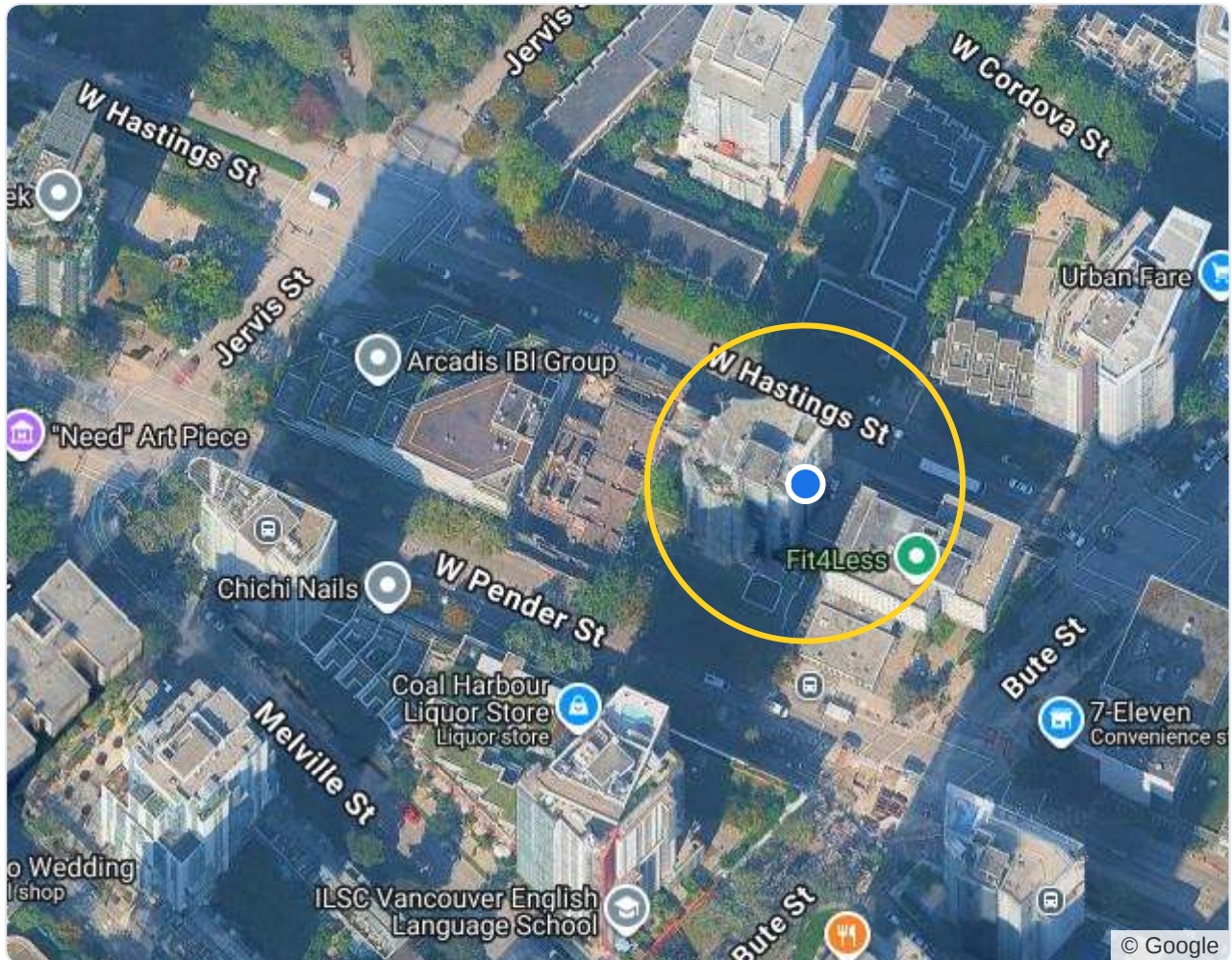
- ✓ Exercise Centre
- ✓ In Suite Laundry
- ✓ Swirlpool/hot Tub



## Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility
- ✓ Garbage Pickup
- ✓ Gas
- ✓ Management

## Location



## Neighbourhood & Walkability — Coal Harbour

Coal Harbour is the name for a section of Burrard Inlet lying between Vancouver, Canada's downtown peninsula and the Brockton Peninsula of Stanley Park. It has also now become the name of the neighbourhood adjacent to its southern shoreline. It is a charming mix of business and residential, being home to both the Vancouver Convention Centre as well as condo towers. Around this area you'll find locals and visitors mingling on the sea wall, neighbourhood cafes and restaurants, ...

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](mailto:les@6717000.com) · [bccondos.net](http://bccondos.net)



**Book a Viewing**  
scan or call