

BUILDING BROCHURE

MILLENNIUM WATER – 181 1ST BUILDING

181 1st Ave. · Vancouver, BC V5Y 0E3 · False Creek



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6 FOR SALE
FROM \$699,000

5 SOLD · 12 MO
\$630,000–\$1,700,000


12-MO SOLD TREND
-2.9

Unit Mix

1 Bedroom 24 units 653 – 776 sf from \$630,000	2 Bedroom 30 units 816 – 1,180 sf from \$900,000	3 Bedroom 2 units 1,514 – 1,891 sf from \$2,786,000
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For Sale in Millennium Water – 181 1st Building & Complex

6 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$3,198,000	3 / 3	1891 sf	\$1,691	1402 181 W 1ST AVENUE
\$2,695,000	2 / 2	1118 sf	\$2,411	205 181 W 1ST AVENUE
\$2,595,000	2 / 2	1070 sf	\$2,425	104 181 W 1ST AVENUE
\$1,580,000	2 / 2	1180 sf	\$1,339	1009 181 W 1ST AVENUE
\$849,000	1 / 1	719 sf	\$1,181	1102 181 W 1ST AVENUE
\$699,000	1 / 1	776 sf	\$901	411 181 W 1ST AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$630,000	1 / 1ba	659 sf	\$956	2026-04-28
\$1,700,000	2 / 2ba	1103 sf	\$1,541	2026-04-22
\$900,000	2 / 2ba	816 sf	\$1,103	2026-03-31
\$992,000	2 / 2ba	819 sf	\$1,211	2025-10-19

Value & Financing

Price Positioning \$1658 /sq ft Active listings here average \$1658/sf vs \$1164/sf across False Creek. 42% above area average	Mortgage Snapshot \$3,348 /mo Entry price (from) \$699,000 20% down payment \$139,800 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 2010	LEVELS 13	SUITES 129	CONSTRUCTION Concrete
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EXTERIOR Glass	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3818	ARCHITECT Gomberoff Bell Lyon Architects Group Inc
MANAGEMENT Bradshaw Strata Management Ltd.			

Overview

Brook - Village on False Creek - 181 West 1st Avenue, Vancouver, BC V5Y 0E3, Strata Plan No. BCS3818, 13 levels, 129 units, built 2010, crossing roads: West 1st Avenue and Columbia Street.

Perched at the edge of False Creek with stunning views of downtown Vancouver and Science World, Village on False Creek is a 7 city blocks, mixed use phased development with 16 residential buildings that includes Kayak, a 185 unit complex at 1633 Ontario Street, 77 Walter Hardwick Avenue, and 12 Athletes Way; Bridge, a 119 unit complex at 1616 Columbia Street and 150, 160, and 170 Athletes Way; Compass, a 63 unit condo project at 123 West First Avenue; Brook, a 129 unit condo project at 181 West 1st Avenue; Sails, a 114 unit condo project at 1661 Ontario Street; Shoreline, a 35 unit condo project at 1625 Manitoba Street; 70,000 square feet of commercial space with future Aquabus Station, children's play areas, Creekside Community Recreation Center, and a dynamic Euro-style urban plaza including the restored red Salt Building.

Designed by Canada's renowned Arthur Erickson, in collaboration with Nick Milkovich Architects, Gomberoff Bell Lyon Architects, Lawrence Doyle Young + Wright Architects, Merrick Architecture and Walter Francl Architect Inc., this waterfront community is showcases contemporary architecture marked by the steel grating of the arching deck, water features, professionally landscaped gardens with custom light fixture. Village on False Creek is LEED certified, and includes Eggersmann of Germany cabinetry, FSC certified solid hardwood floors, Eco-wool carpeting, composite stone countertops, sleek stainless steel appliances, and natural limestone bathrooms. Expansive floor-to-ceiling windows bring in natural light and large balconies provide extra space for outdoor living.

Residents at Village on False Creek have exclusive access to the Gold Medical Club - a spectacular 6,500 square foot private clubhouse which includes indoor pool, hot tub, sauna, steam room and change rooms, fitness center, Co-op car sharing program, and hybrid car-charging facility and great room lounges offered in each residential building. Also, residents can enjoy the Creekside Community Recreation Centre and its 18,000- square-feet facilities.

Village on False Creek is adjacent to Science World, across from Vancouver Seawall and the new Canada Line Olympic Village station, blocks away from Creekside Park, Main Street, and

Chinatown, and within minutes drive away to downtown Vancouver, Yaletown, Granville Island, and English Bay. And with three skytrain stations, Vancouver International Airport, Richmond, and Burnaby are just minutes away.

AC/Cooling System Explanation at Olympic Village; "Capillary Tube Mat System" its new innovative radiant technology - it's a mesh Polypropylene plastic tube water system with pipes 1-Rennie Marketing Systems cm in diameter. The mesh system is imbedded into the ceiling, In the suite you can either turn the switch on to heat or cool - there are 3 zones or thermostats in each unit. There are no vents. The access panel is in the storage room of most suites. The system is very energy efficient and is managed by Interpro, monthly bills for a 1000 sf suite are \$75/mo, electricity is \$30/mo, and Strata fees are \$770/mo (Hot water and gas included) On each rooms thermostat there are indicators - when the red light is on - the system is working, when the green light is on, it's not working. The thermostats can either switch to "Heat or Cool"

Explanation on heating system

<https://www.dropbox.com/scl/fi/p4z2p7cwmvsqie729q1da/13-AcAndOlympicVillageHeatingSystem.pdf?rlkey=0tbl5600wsa75mnnqk35fqgcs&dl=0>

Amenities & Features

✓ None

Maintenance Fees Include

✓ Other

Neighbourhood & Walkability — False Creek

The south shore of False Creek has had quite a diverse history of land uses since its founding. South False Creek went from being an industrial park, in the late 1800s and early 1900s, to being the populous residential area that it is today. The north shore of False Creek, on the downtown peninsula, has undergone multiple stages of development since its purchase by the province from the Canadian Pacific Railway in the early 1980s. Before the BC Cabinet bought the land of Nort...

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Les Twarog

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