

PENTHOUSE #407

at 3638 W.Broadway

STATEMENT LIVING

There is no shortage of artistry and craftsmanship at Penthouse #407 in Coral Court. This exclusive opportunity is designed to an exceptionally high standard, crafted to reflect residents' uncompromising quality and originality, where authentic materials blend seamlessly with state-of-the-art design.

LIVING

- Wide-plank oak flooring with flush transitions throughout
- Expansive windows provide ample natural lighting
- 9' ceiling height
- Convenient Google Home system
- LED pot lights with Lutron Caseta home automation
- Efficient radiant floor heating
- Emtek Door Handles
- Custom finish Entertainment wall w/automated gas fireplace

LAUNDRY / STORAGE

- 24" high-efficiency front load LG washer with heat-pump dryer
- Built-in shelvings

SECURED UNDERGROUND

- 1 Spacious parking stall (fits most trucks!)
- 1 storage locker

KITCHEN

- Premium Caesarstone countertops complement mosaic backsplash
- Rev-A-Shelf blind corner cabinet for maximum storage
- Premium stainless steel appliance package:
 - 28" Blomberg refrigerator
 - 30" Samsung electric cooktop
 - 24" Miele dishwasher/dryer
 - 18" LG Microwave
- 30" Winflo hood fan
- Kräus undermount stainless steel sink
- Kräus pull-down sink faucet
- Soft-close cabinetry with seamlessly integrated Blum hardware from Austria

DINING

- Vornado chandelier by WAC Lighting

ENSUITE

- Luxury, spa-like ensuite with frameless glass shower
- Curb-less entry for improved accessibility
- Modern large format hexagon wall & floor shower tiles
- Touch-activated power mirror
- Aquabrax faucet
- Kohler vessel sink
- Waterfall marble (real) stone counter top
- Full-body Vigo shower tower
- Kohler dual-flush toilet

BEDROOM

- Lofty 12' high ceiling
- Limited Edition Lamere by Ivy Bronx light fixture
- Floor-to-ceiling closets with motion-censored LED lights

Upgrades completed 2020

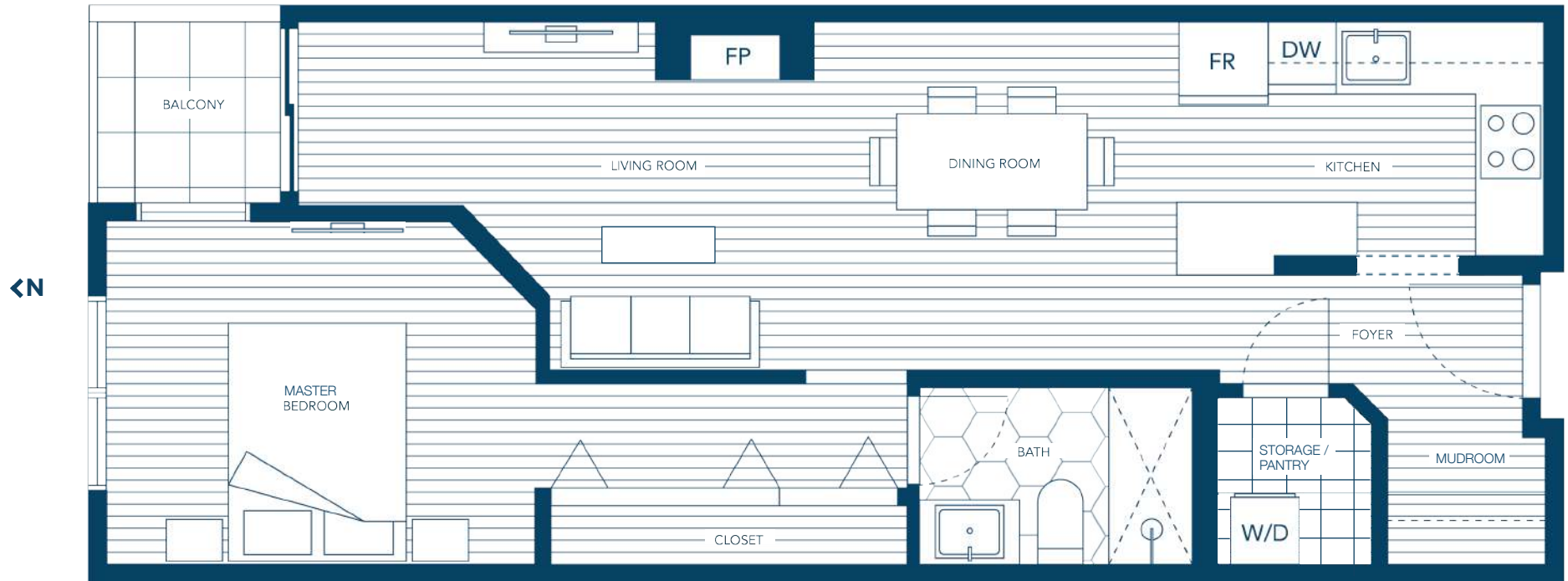
Millwork in mudroom completed July 2022

PENTHOUSE #407

1 BEDROOM + IN-SUITE STORAGE

INTERIOR 680 SQ. FT

EXTERIOR 28 SQ. FT



Ceiling Height 9'

Bedroom loft ceiling 12'

* Floor plans are intended to give a general indication of the proposed layout only.

* All dimensions are not guaranteed, and are not intended to form part of any contract or warranty. Measured by REVSTUDIO.CA.

NEIGHBOURHOOD

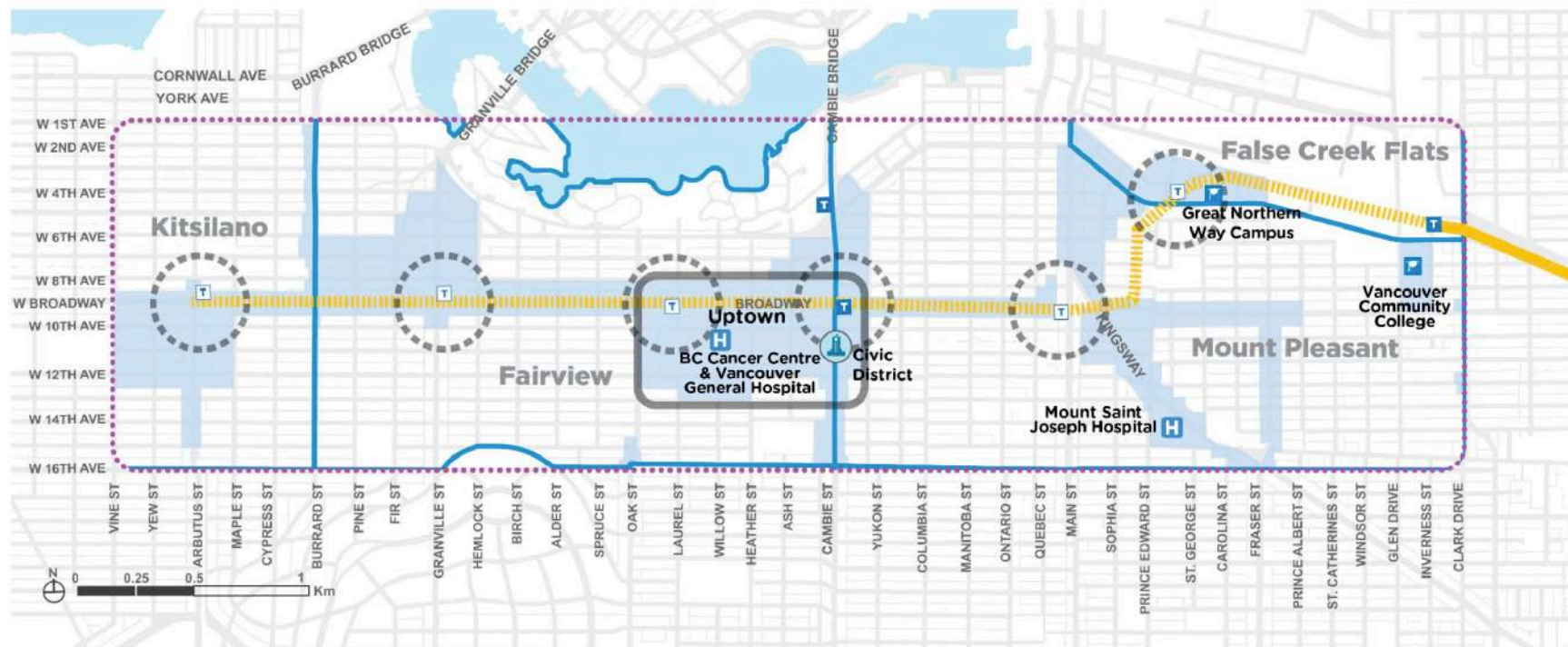
BROADWAY PLAN: [Click for Details](#)

FUTURE RAPID SKYTRAIN STATIONS

MARKET RENT: \$2,600 - \$3,000/month unfurnished

PROXIMITY: Schools, parks, restaurants, transit & more!

Figure 6.2 - Centres



Legend

..... Broadway Plan Area
 - - - - - Future Broadway Subway

T Existing Rapid Transit Station
T Future Rapid Transit Station

— Millennium Line
 — Neighbourhood Boundary

Character Area
 Centres
 Station Areas

* Market rent subject to market conditions and vacancy rates. Last Updated July 2022

* Broadway Skytrain Plans from City of Vancouver

ABOUT

ASKING: \$699,900

BUILDING

Complex: Coral Court
Built: 1995 (27 yrs)
Construction: Wood + Concrete Perimeter

STRATA

Main. Fee: \$270.93
Pet Friendly: Yes – contact for details
Rental Restriction: Yes – contact for details

TAX 2022

GROSS TAXES: \$1,543.04

SERVICES:

Electricity, Natural Gas, Sanitary Sewer, Water

Strata Documents available upon request

OFFERS are first-come-first serve

Hardly Your Ordinary Realtor

Henry Ma specializes in selling new construction homes in Metro Vancouver and Fraser Valley. Years of award-winning marketing experience gives Henry a competitive advantage as your Realtor. After marketing multi-family projects of 120+ townhomes, Henry aims to transfer the same learnings and skills into selling your home. Coupled with his expertise in development acquisitions and experience with a senior analyst from Urban Analytics, Henry provides boutique developers and investors with the latest real estate market trends beyond a typical Realtor.



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Awards & Recognition

National Awards for Housing Excellence

'19 Community Development / SOHO2 – Finalist
'18 Digital Media Campaign / SOHO – Winner
'17 Marketing / SOHO – Finalist
'17 Direct Promotion – Electronic / SOHO – Finalist

Grand Georgie

'19 Best Advertising Campaign / SOHO2 – Finalist
'18 Marketing Campaign of the Year / SOHO – Finalist
'17 Multi-Family Home Builderr / Zenterra – Winner
'17 Marketing Campaign of the Year / SOHO – Finalist

Georgie Awards

'19 Best Advertising Campaign / SOHO2 – Finalist
'18 Best Advertising Campaign / SOHO – Winner
'18 Best Sales Centre / SOHO – Finalist
'17 Best Sales Centre / SOHO – Finalist
'17 Advertising Campaign / SOHO – Finalist

Ovation Awards

'19 Best Marketing Campaign / SOHO2 – Finalist
'18 Best Residential Community / SOHO – Finalist
'17 Best Marketing Campaign / SOHO – Finalist

Live Different.

HE
NRY
HEALTH