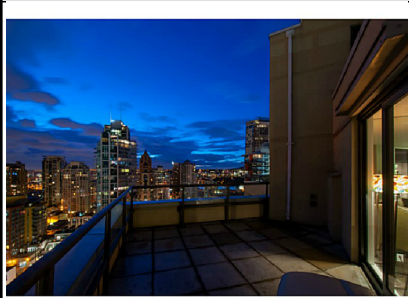


Presented by:  
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Vancouver West, Downtown VW Residential Attached  
**# PH1 789 DRAKE ST, V6Z 2N7** **MLS# V1047288** **Active**



List Price: **\$568,000** Previous Price:

Subdiv/Complex: **CENTURY TOWER**

Frontage:	Approx Yr Blt: <b>1990</b>	PID: <b>016-260-732</b>
Depth/Size:		Type: <b>Apartment/Condo</b>
Lot SqFt: <b>0</b>	Age at List Date: <b>24</b>	Zoning: <b>STRATA</b>
Exposure:	Bedrooms: <b>2</b>	Taxes: <b>\$1,629 (2013)</b>
Stories in Bldg:	Bathrooms: <b>2</b>	If New GST/HST Incl:
Flood Plain:	Full Baths: <b>2</b>	Tax Incl Utilities: <b>No</b>
Meas. Type:	Half Baths: <b>0</b>	Apprvl Req'd: <b>No</b>
Fixtures Lsd: <b>N</b>		
Fixt Removed: <b>N</b>		
View: <b>Y - ENGLISH BAY &amp; FALSE CREEK</b>		

Style of Home: <b>Corner Unit, Penthouse</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>
Construction: <b>Concrete</b>	Parking Access: <b>Side</b>	
Foundation: <b>Concrete Perimeter</b>	Parking Facilities: <b>Garage; Underground</b>	
Exterior: <b>Mixed</b>		
Rain Screen: <b>Full</b>	R/I Plumbing:	
Type of Roof: <b>Metal, Torch-On</b>		
Renovations:	Reno Year:	Dist to Public Trans:
Flooring: <b>Mixed</b>		Units in Development:
Water Supply: <b>City/Municipal</b>		Locker: <b>No</b>
Heat/Fuel: <b>Baseboard</b>		Possession:
No. of Fireplaces: <b>0</b>	R/I Fireplaces:	Title to Land: <b>Freehold Strata</b>
Fireplace Fuel:		Seller's Interest: <b>Registered Owner</b>
Outdoor Area: <b>Balcony(s), Balcony(s); Patio(s) or Deck(s)</b>		Mortgage Info: <b>\$0</b>
Mngmt Co: <b>Assertive</b>	Property Disclosure: <b>Y - UPON ACCEPTED OFFER</b>	
Mngmt Ph: <b>604-253-5566</b>	Bylaw Restrictions: <b>Pets Not Allowed, Rentals Allowed</b>	
Maint Fee: <b>\$455.06</b>		

Maint Charge Incl: **Hot Water, Gardening, Caretaker**

Legal: **PL VAS2692 LT 122 DL 541 LD 36 PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**

Amenities: **None**

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

Site Influences: **Recreation Nearby, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	9' X 9'						
Main F.	Master Bedroom	13' X 9'						
Main F.	Bedroom	10' X 9'						
Main F.	Living Room	18' X 18'						

<b>Floor Area (SqFt):</b>	Total # Rooms: <b>4</b>	<b>Bathrooms:</b>
Finished Floor Area Main: <b>823</b>	Finished Levels: <b>1</b>	1 <b>4 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Up: <b>0</b>	Basement Area: <b>None</b>	2 <b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Down: <b>0</b>		3
Finished Floor Area Bsmt: <b>0</b>	Bsmt Height:	4
Total Finished Floor Area: <b>823</b>	Restricted Age:	5
Unfinished Floor Area: <b>0</b>	# Pets / Cats; Dogs:	6
Grand Total Floor Area: <b>823</b>	# or % Rentals:	7
		8

Listing Broker(s): **Sutton Grp-West Coast (Brdwy)**

**PENTHOUSE with HUGE DECK in RAINSCREENED building complete with WARRANTY. This tastefully updated 2 bedroom, 2 bathroom penthouse has tons of natural light from sunrise to sunset, and features a very efficient floor plan with very littlewasted space. Entertain your friends on the massive deck that boasts incredible views of the city lights, False Creek and English Bay. This penthouse has everything you need, complete with ensuite laundry and plenty of storage for urban living. Fully rainscreened in 2012 with new exterior, new windows, new deck membrane, new roofing, updated lobby, elevators and hallways. All parking is rented from strata \$50 per month. Rentals are allowed but sorry pets are not. Open Saturday / Sunday 2 to 4.**