

Presented by:
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Vancouver West, Yaletown Residential Attached
2702 638 BEACH CR, V6Z 3H4 MLS# V1113197 **Active**



List Price: \$1,500,000 Previous Price:

Subdiv/Complex: THE ICON 2

Frontage:	Approx Yr Blt:	2006	PID:	026-754-665
Depth/Size:			Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date:	9	Zoning:	STRATA
Exposure:	Bedrooms:	2	Taxes:	\$4,363 (2014)
Stories in Bldg:	Bathrooms:	2	GST/HST Incl?:	
Flood Plain:	Full Baths:	2	Tax Incl Utilities:	No
Meas. Type:	Half Baths:	0	Apprvl Reqd:	
Fixtures Lsd: N				
Fixt Removed: N				
View:	Y - ENGLISH BAY & DOWNTOWN VANCOUVER			

Style of Home:	Penthouse	Total Parking:	2	Covered Parking:	2
Construction:	Concrete	Parking Access:	Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Metal, Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel, Torch-On, Other	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	124
Flooring:	Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)	Property Disclosure:	Y - UPON ACCEPTED OFFER		
Mngmt Co:		Bylaw Restrictions:	Pets Allowed, Rentals Allowed		
Mngmt Ph:	Maint Fee: \$570.94				

Maint Charge Incl: Other

Legal: PL BCS1964 LT 121 LD 36 DISTRICT LOT FALSE CREEK, TOGETHER WITH ANINTEREST IN THE COMMON PROPRT

Amenities: Exercise Centre, Garden, Pool; Indoor

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.	Living Room	17'5 X 16'						
Main F.	Kitchen	8' X 10'						
Main F.	Dining	12' X 10'						
Main F.	Master Bedroom	12' X 10'						
Main F.	Bedroom	11' X 8'						
Main F.	Den	12' X 8'						

Floor Area (SqFt):	Total # Rooms:	6	Bathrooms
Finished Floor Area Main: 1,326	Finished Levels:	1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area:	None	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0			3
Finished Floor Area Bsmt: 0	Bsmt Height:		4
Total Finished Floor Area: 1,326	Restricted Age:		5
	# Pets / Cats; Dogs:		6
Unfinished Floor Area: 0	# or % Rentals:		7
Grand Total Floor Area: 1,326			8

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

One of a kind Sub Penthouse with Breathtaking Views Over English Bay. Built for the entertainer, designed for the professional, and renovated for those with the most discerning of tastes, this amazing home boast almost 1600 square feet of indoor & outdoor space. Sophisticatedly renovated with very clean & modern aesthetics, this sun soaked suite features floor to ceiling windows, over height ceilings, wide plank oak floors, custom kitchen, gas cooking, sub-zero, silestone quartz countertops, designer lighting, and new master spa with dual sinks & rainshower. Stay cozy in the winter in front of the gas fireplace and cool in the summer with the air conditioning. Wow your guests on the 250 SF terrace. Limited showing schedule.