

Active
R2143781
 Board: V, Attached
 Apartment/Condo

2603 8 SMITHE MEWS

Vancouver West
 Yaletown
 V6B 0A5

\$2,550,000 (LP)
 (SP)



DOM: **0** List Date: **3/6/2017** Expiry Date: **7/31/2017**
 Prev. Price: **\$0** Original Price: **\$2,550,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): Approx. Year Built: **2009**
 Depth/Size: Frontage (metres): Age: **8**
 Sq. Footage: **0.00** Bedrooms: **2** Zoning: **STRATA**
 Flood Plain: Bathrooms: **2** Gross Taxes: **\$5,001.76**
 Exposure: Full Baths: **2** For Tax Year: **2016**
 If new, GST/HST inc?: Half Baths: **0** Tax Inc. Utilities?: **No**
 P.I.D.: **027-735-672** Approval Req.?: Maint. Fee: **\$704.13**
 View: **Yes: UNOBSTRUCTED FALSE CREEK** Tour: **Virtual Tour URL**
 Mgmt. Co's Name: **First Service** Mgmt. Co #: **604-683-8900**
 Complex / Subdiv: **THE FLAGSHIP**
 Services Connctd: **Community, Electricity, Sanitary Sewer, Storm Sewer**

Style of Home: **Penthouse**
 Construction: **Concrete**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Forced Air**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), None**
 Type of Roof: **Metal, Other, Torch-On**

Total Parking: **2** Covered Parking: **2** Parking Access:
 Parking: **Garage; Underground** Locker: **Y**
 Dist. to Public Transit: Dist. to School Bus:
 Units in Development: Total Units in Strata: **245**
 Title to Land: **Freehold Strata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes:**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gas, Hot Water, Management**
 Legal: **PL BCS3202 LT 238 DL FC LD 36**

Amenities: **Exercise Centre, Pool; Indoor**

Site Influences: **Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 12'			x			x
Main	Kitchen	11' x 8'			x			x
Main	Steam Room	7' x 5'			x			x
Main	Office	11' x 9'			x			x
Main	Dining Room	14' x 9'			x			x
Main	Master Bedroom	14' x 13'			x			x
Main	Bedroom	11' x 10'			x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	1,614	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,614 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Door Height:
Grand Total:	1,614 sq. ft.	Basement: None			6				
					7				
					8				

List Broker 1: **Sotheby's Int'l Realty Canada - Office: 604-632-3300** List Broker 2:
 List Sales Rep 1: **Ian Watt PREC* - Phone: 604-999-9426** **ianwatt@ianwatt.ca**
 List Sales Rep 2: **3:** **Phone L.R. First**
 Sell Broker 1: **3:** **Call: TEXT / EMAIL - DONT CALL**
 Sell Sales Rep 1: **2:** **3:** **Phone: 604-999-9426**
 Owner: **MATTHEW J. & CHRISTA C. S. ROBINSON**
 Commission: **3.125% ON 1ST 100K AND 1.1625% ON THE REMAINDER**
 Occupancy: **Owner**

Realtor Remarks: **NO TOUCHBASE OR PARAGON MESSAGING. TEXT 604-999-9426. BUYER TO VERIFY SIZE, AGE, CONDITION AND ZONING. OFFICE IS USED AS 3RD BEDROOM. OFFICE IS MADE OF MILWORK AND CAN BE REMOVED.**

A one of a kind sub-penthouse with unobstructed views and nearly 250 sf of outdoor space. Welcome home to this fabulous 2 bedroom & den (used as 3rd bedroom) home at the Flagship, a boutique A Class building by Concord Pacific. Stunning forever views from each principal room of this 1600 sf trophy property. Beautifully appointed with designer details, custom lighting & fixtures but too many features to list. The Flagship boasts air conditioning, 24 hour concierge as well as the Esprit City Club with 60 ft indoor pool, sauna, steam room, games room, theatre room and a bowling alley! Steps to the Seawall for walking, biking, Aqua Bus Ferry to Granville Island. This amazing home comes with 2 parking and a locker. Open Friday Mar 10 from 10:30 am to 12:00 noon and Sunday March 12 from 2 to 4.