Active R2143781

Apartment/Condo

Board: V, Attached

2603 8 SMITHE MEWS

Vancouver West Yaletown V6B 0A5



Maint. Fee:





\$704.13

Municipal Charges

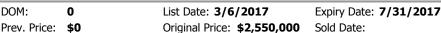
Dyking:

Sewer:

Other:

\$2,550,000 (LP)





Approx. Year Built: 2009 Meas. Type: Feet Frontage (feet): Depth/Size: Frontage (metres): Age:

2 **STRATA** Sq. Footage: 0.00 Bedrooms: Zoning: \$5,001.76 Flood Plain: Bathrooms: Gross Taxes: Exposure: 2 2016 Full Baths: For Tax Year: If new, GST/HST inc?: Half Baths: Tax Inc. Utilities?: No

View: Yes: UNOBSTRUCTED FALSE CREEK Tour: Virtual Tour URL Mgmt. Co's Name: First Service Mgmt. Co #:604-683-8900

Complex / Subdiv: THE FLAGSHIP

027-735-672

Services Connctd: Community, Electricity, Sanitary Sewer, Storm Sewer

Approval Reg.?:

Style of Home: Penthouse Total Parking: 2 Covered Parking: 2 Parking Access:

PID:

Construction: Concrete Parking: Garage; Underground Locker: Y Exterior: Mixed

Foundation: **Concrete Perimeter** Reno. Year: Dist. to Public Transit: Dist. to School Bus: Units in Development: Total Units in Strata: 245 R.I. Plumbing: Rain Screen:

Renovations: R.I. Fireplaces: Title to Land: Freehold Strata Water Supply: City/Municipal # of Fireplaces: 1 Seller's Interest: Registered Owner Gas - Natural

Fireplace Fuel: Property Disc.: Yes: Fuel/Heating: Baseboard, Forced Air Fixtures Leased: No: Balcny(s) Patio(s) Dck(s), None Fixtures Rmvd: No: Outdoor Area: Type of Roof: Metal, Other, Torch-On Floor Finish: Mixed

Maint Fee Inc: Caretaker, Garbage Pickup, Gas, Hot Water, Management

PL BCS3202 LT 238 DL FC LD 36 Legal:

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

Site Influences: Recreation Nearby, Shopping Nearby

Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW

Floor	<u>Type</u>	<u>Dimensions</u>	Floor	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
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			x			

Finished Floor (Main):	1,614	# of Rooms:7	# of Kitchens: 1	# of Levels: 1	<u>Bath</u>	Floor	# of Pieces	Ensuite?	<u>Outbuildings</u>
Finished Floor (Above):	0	Crawl/Bsmt. Heig	jht:		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 Rental	s Allowed:		4				Garage Sz:
			ts Allowed w/Rest	., Rentals	5				Door Height:
Unfinished Floor:	0	All	lwd w/Restrctns		6				
Grand Total:	1,614 sq. ft.	Basement: None	1		7				
					0				

Sotheby's Int'l Realty Canada - Office: 604-632-3300

List Sales Rep 1:Ian Watt PREC* - Phone: 604-999-9426 ianwatt@ianwatt.ca Appointments: Phone L.R. First

List Sales Rep 2: 3: **TEXT / EMAIL - DONT CALL** Call: Sell Broker 1: Phone: 604-999-9426

List Broker 2:

Sell Sales Rep 1: 3: **MATTHEW J. & CHRISTA C. S. ROBINSON** Owner:

3.125% ON 1ST 100K AND 1.1625% ON THE REMAINDER Commission: Occupancy: Owner

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. Remarks:

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.