

Stephanie Corcoran

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603 1233 BEACH AVE, WEST END

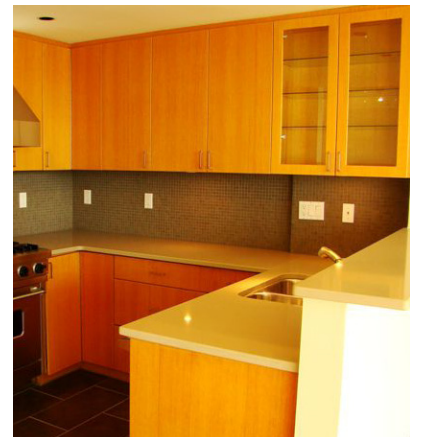
Asking Price \$1,225,000

ACT FAST! STUNNING VIEWS! Perched on the quiet section of Beach Avenue overlooking Sunset Beach, Kits Point, English Bay & all the boating activity of False Creek. This suite has been recently updated with oak floors, new bathrooms, the kitchen is outfitted with gas/stainless Ultraline range & dishwasher and a sub-zero fridge. Open plan offers lots of flexibility for entertaining, floor to ceiling and wall to wall windows offer expansive views! Easy access to Granville Island, walking distance to Aquatic Centre, West End shops & restaurants. Excellent building, pet friendly, rentals permitted. Suites seldom available in this desirable building, don't wait.

#603 1233 BEACH AVENUE

TAXES: \$3938
MAINT: \$570.92
SIZE: 1590 sq.ft.
BEDROOM: 3
BATH: 2
FEATURES: insuite laundry, parking

View more photos at
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Presented by:

Stephanie Corcoran

Past President, Greater Vancouver Real Estate Board



Vancouver West, West End VW
603 1233 BEACH AV, V6E 1V4

MLS# V810692

Active



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List Price:	\$1,225,000	Days on Mkt:	14
List Date:	17-Feb-10	Expiry Date:	30-May-10
Subdiv/Complex:	OCEAN VILLA		
Previous Price:		PID:	018-450-652
Original Price:	\$1,225,000	Approx Yr Blt:	1993
Meas. Type:		Age at List Date:	17
Depth/Size:		Type:	Apartment/Condo
Lot Size SqFt:	0.00	Zoning:	RMSA
Exposure:	S	Taxes:	\$3,938 (2009)
Stories in Bldg:	9	GST Incl:	
Fixtures Lsd:	N	Fixtures Rsd:	No
Fixt Rem:	N	Flood Plain:	
View:	Y - SUNSET BEACH, ENGLISH BAY, KITS		

Style of Home:	End Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Concrete	R/I Plumbing:			
Rain Screen:		Reno Year:		Dist to Public Trans:	
Type of Roof:	Torch-On			Units in Development:	23
Renovations:				Locker:	Yes
Flooring:	Hardwood, Mixed			Possession:	
Water Supply:	City/Municipal	R/I Fireplaces:		Title to Land:	Freehold Strata
Heat/Fuel:	Radiant, Natural Gas			Seller's Interest:	Registered Owner
No. of Fireplaces:	0			Mortgage Info:	\$0
Fireplace Fuel:	Electric			Property Disclosure:	Yes
Outdoor Area:	Balcony(s)			Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed
Mgmt. Co's Name:	BAY WEST				
Mgmt. Co's Phone:	604-257-0325	Maint Fee:	\$570.92		

Maint Charge Incl: **Gardening, Garbage Pickup, Gas, Heat, Hot Water, Management**

Legal: **PL LMS 1067 SL 15 DL 185 LD 36**
 Amenities: **Air Cond./Central, Bike Room, Elevator, In Suite Laundry, Storage, Wheelchair Access**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener**

Site Influences: **CENTR, MARIN, RECNR, SHPNR** Services Con: **ELEC, NGAS, SASEW, WATER**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	0' X 0'			X			X
Main F.	Kitchen	12' X 0'			X			X
Main F.	Dining	23' X 11'			X			X
Main F.	Master Bedroom	12' X 14'			X			X
Main F.	Bedroom	10' X 15'			X			X
Main F.	Bedroom	10' X 15'			X			X
					X			X
					X			X
					X			X

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms:	
Finished Floor Area Main:	1,590	Finished Levels:	1	1	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,590	Restricted Age:		5	
		# Pets / Cats; Dogs:	1 / Cats: Y; Dogs: Y	6	
		# or % Rentals:		7	
	1,590			8	



Allison MacDonald
 BUYERS AGENT

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