

Presented by:
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Vancouver West, Yaletown Residential Attached
805 633 KINGHORNE ME, V6Z 3H3 **Active**
MLS# V1001476

	List Price:	\$569,000	Previous Price:	
	Subdiv/Complex: THE ICON 2			
	Frontage:		Approx Yr Blt:	2006
	Depth/Size:		PID:	026-755-025
	Lot SqFt:	0	Type:	Apartment/Condo
	Exposure:		Zoning:	ST APT
	Stories in Bldg:		Taxes:	\$2,136 (2012)
	Flood Plain:		If New GST/HST Incl:	
	Meas. Type:		Tax Incl Utilities:	No
	Fixtures Lsd:		Apprvl Req:	
	Fixt Removed:	Y - FIREPLACE		
	View:	Y - FALSE CREEK		

Style of Home:	Corner Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel				
Renovations:		Reno Year:		Dist to Public Trans:	
Flooring:	Mixed			Units in Development:	52
Water Supply:	City/Municipal			Locker:	
Heat/Fuel:	Baseboard			Possession:	
No. of Fireplaces:	0	R/I Fireplaces:		Title to Land:	Freehold Strata
Fireplace Fuel:				Seller's Interest:	Registered Owner
Outdoor Area:	Balcony(s)			Mortgage Info:	\$0
Mngmt Co:	RANCHO			Property Disclosure:	Y - UPON ACCEPTED OFFER
Mngmt Ph:	604-684-4508	Maint Fee:	\$325.00	Bylaw Restrictions:	No Restrictions

Maint Charge Incl: Caretaker, Gardening, Management

Legal: PL BCS1964 LT 157 LD 36 THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON

Amenities: Air Cond./Central, Exercise Centre, Garden

Features Incl: Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences:

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
Main F.	Living Room	13' X 11'						
Main F.	Kitchen	9' X 8'						
Main F.	Master Bedroom	11' X 10'						
Main F.	Den	7' X 6'						
Main F.	Dining	9' X 8'						
Main F.	Storage	7' X 5'5						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms
Finished Floor Area Main:	796	Finished Levels:	1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2
Finished Floor Area Down:	0			3
Finished Floor Area Bsmt:	0	Bsmt Height:		4
Total Finished Floor Area:	796	Restricted Age:		5
		# Pets / Cats; Dogs:		6
Unfinished Floor Area:	0	# or % Rentals:		7
Grand Total Floor Area:	796			8

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

A rare opportunity to own an exclusive residence at ICON II. This UNIQUE 11 storey 52 unit waterfront building seldom offers suites this size! Experience Luxury Living in this large 1 bedroom and den home located between in the highly sought after Beach Crescent & the seawall at the George Wainborn Park. Built by Concord Pacific in 2006 the ICON II exudes modern sophistication & offers premium finishings, high grade stainless steel appliances package, air conditioning, polished granite countertops and brand new spa like bathroom. This NW corner suite boasts over height ceilings coomplimented by gorgeous Floor to Ceiling windows with VIEWS of False Creek & the marina. The Icon 2 offers first class amenities & 24 hour concierge.