

Presented by:
Ian Watt
 Sutton West Coast
 Phone: 604-714-1700 Cell: 604-999-9426
 Email: ianwatt@ianwatt.ca
 Website: www.ianwatt.ca

Vancouver West, Downtown VW Residential Attached
PH2311 938 SMITHE ST, V6Z 3H8 **Active**
 MLS# V1086490



List Price: \$899,000 Previous Price:

Subdiv/Complex: ELECTRIC AVENUE

Frontage:	Approx Yr Blt:	2005	PID:	026-368-501
Depth/Size:			Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date:	9	Zoning:	STRATA
Exposure:	Bedrooms:	2	Taxes:	\$3,024 (2014)
Stories in Bldg:	Bathrooms:	3	If New GST/HST Incl:	
Flood Plain:	Full Baths:	2	Tax Incl Utilities:	No
Meas. Type:	Half Baths:	1	Apprvl Req'd:	
Fixtures Lsd:	N			
Fixt Removed:	N			
View:	Y - AMAZING DOWNTOWN			

Style of Home:	Penthouse	Total Parking:	2	Covered Parking:	2
Construction:	Concrete	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt, Metal	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	456
Flooring:	Mixed	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Registered Owner		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Balcony(s), Balcony(s); Patio(s) or Deck(s)	Property Disclosure:	Y - UPON ACCEPTED OFFER		
Mngmt Co:	FIRST	Bylaw Restrictions:	Pets Allowed, Rentals Allowed		
Mngmt Ph:	604-683-8900	Maint Fee:	\$415.79		

Maint Charge Incl: Gardening, Garbage Pickup, Hot Water

Legal: PL BCS1433 LT 445 DL 541 LD 36 THE STRATA LOT AS SHOWN ON FORM V.
 Amenities: Exercise Centre
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Golf Course Nearby, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 10'						
Main F.	Kitchen	8' X 8'						
Main F.	Dining	11' X 8'						
Main F.	Den	7' X 5'						
Above	Bedroom	10' X 8'5"						
Above	Master Bedroom	12' X 10'						

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

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

Gorgeous 2 level TH style penthouse in the city. Enjoy fantastic view of the city lights, mountains & ocean from the upper deck. It also offers just under 1100 SF of spacious living space as soon as you walk through the front door. This home has floor to ceiling windows, kitchen with open bar style countertops, white granite tops & S/S appliances. Covered balcony off the living room is perfect for bbq's on rainy days. Walk upstairs to 2 bedrooms with separate entrance upstairs & access to your private large patio waiting for your furnishing ideas & evening relaxing. This is a corner unit with 1 common wall for the upstairs bedrooms. This penthouse comes with 2 bonus large side by side parking stalls across the elevator.