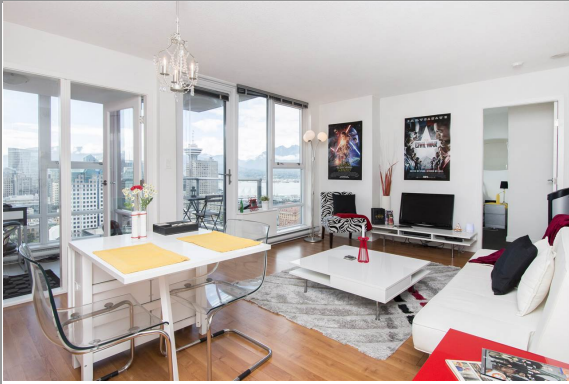


Active
R2092264
 Board: V, Attached
 Apartment/Condo

3605 602 CITADEL PARADE

Vancouver West
 Downtown VW
 V6B 1X2

\$599,000 (LP)
 (SP)



DOM: **0** List Date: **7/18/2016** Expiry Date: **12/31/2016**
 Prev. Price: **\$0** Original Price: **\$599,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **0.00** Approx. Year Built: **2007**
 Depth/Size: Frontage (metres): Age: **9**
 Sq. Footage: **0.00** Bedrooms: **1** Zoning: **STRATA**
 Flood Plain: Bathrooms: **1** Gross Taxes: **\$1,598.67**
 Exposure: Full Baths: **1** For Tax Year: **2016**
 If new, GST/HST inc?: Half Baths: **0** Tax Inc. Utilities?: **No**
 P.I.D.: **027-304-329** Approval Req.?: Maint. Fee: **\$322.00**
 View: **Yes: MOUNTAINS WATER CITY** Tour:
 Mgmt. Co's Name: **RANCHO** Mgmt. Co #: **604-684-4508**
 Complex / Subdiv: **SPECTRUM 4**
 Services Connctd: **Community, Electricity, Sanitary Sewer, Storm Sewer**

Style of Home: **Corner Unit**
 Construction: **Concrete**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other, Torch-On**

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Grge/Double Tandem** Locker: **N**
 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, Hot Water, Management, Recreation Facility**
 Legal: **PL BCS2611 LT 243 DL FC LD 36**

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

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 10'			x			x
Main	Kitchen	11' x 5'			x			x
Main	Dining Room	12' x 6'			x			x
Main	Solarium	9' x 6'			x			x
Main	Master Bedroom	10' x 9'			x			x
Main	Den	7' x 4'			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 685	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 685 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: 0	Bylaw Restrict: Pets Allowed, Rentals Allowed			5				Door Height:
Grand Total: 685 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** Appointments: **Phone L.R. First**
 List Sales Rep 2: **3:** **Call: TEXT/EMAIL - DONT CALL**
 Sell Broker 1: **2:** **Phone: 604-999-9426**
 Sell Sales Rep 1: **3:**
 Owner: **A. Tavakoli & A. Afkhami**
 Commission: **3.125% ON 1ST 100K AND 1.1625% ON THE REMAINDER**
 Occupancy: **Tenant**

Realtor Remarks: **NO TOUCHBASE OR PARAGON MESSAGING. TEXT 604-999-9426. BUYER TO VERIFY SIZE, AGE, CONDITION AND ZONING. Offers if any EMAILED MONDAY July 25 by 5:00 pm. SHOWINGS WEDNESDAYS AT 6:30 PM & SATURDAYS AT 3:00 PM SHARP. NO OPENS.**

Perfect Sub-Penthouse, this one bedroom plus den layout is the most sought after floor plan at the Spectrum 4. Northwest views of North Shore mountains and water. One bedroom & solarium unit with den/ in-suite storage room offers a good size balcony for BBQs, floor to ceiling windows and open & functional floor plan. Stainless Steel appliances, granite counters in both kitchen and bathroom! Convenient living next to Costco, Sky Train, T&T, Roger's Arena, BC Place, False Creek Seawall. Freshly painted and very well kept. Deluxe amenities include 80' indoor pool, whirlpool, steam/sauna, fully equipped gym, theatre room, party room and concierge services. This unit is tenanted for \$2250 until May 1 2017.