

Active
R2130395
 Board: V, Attached
 Apartment/Condo

2707 602 CITADEL PARADE

Vancouver West
 Downtown VW
 V6B 1X2

\$569,000 (LP)
 (SP)



DOM: **2** List Date: **1/9/2017** Expiry Date: **4/9/2017**
 Prev. Price: **\$0** Original Price: **\$569,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): Approx. Year Built: **2008**
 Depth/Size: Frontage (metres): Age: **9**
 Sq. Footage: **0.00** Bedrooms: **1** Zoning: **STRATA**
 Flood Plain: Bathrooms: **1** Gross Taxes: **\$1,399.23**
 Exposure: Full Baths: **1** For Tax Year: **2016**
 If new, GST/HST inc?: Half Baths: **0** Tax Inc. Utilities?: **No**
 P.I.D.: **027-303-624** Approval Req.?: Maint. Fee: **\$292.03**
 View: **Yes: Mountain, Burrard Inlet, Yup!** Tour:
 Mgmt. Co's Name: **Rancho** Mgmt. Co #: **604-684-4508**
 Complex / Subdiv: **SPECTRUM**
 Services Connctd: **Community, Electricity, Sanitary Sewer, Storm Sewer**

Style of Home: **Other**
 Construction: **Concrete**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Baseboard**
 Outdoor Area: **Balcony(s), None**
 Type of Roof: **Metal, Other, Torch-On**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage Underbuilding** Locker: **N**
 Dist. to Public Transit: Dist. to School Bus:
 Units in Development: Total Units in Strata: **249**
 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, Management**
 Legal: **PL BCS2611 LT 173 DL FC LD 36**

Amenities: **Exercise Centre, 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	17' x 10'			x			x
Main	Kitchen	13' x 5'			x			x
Main	Storage	8' x 5'			x			x
Main	Office	8' x 5'			x			x
Main	Master Bedroom	11' x 9'			x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 626	# of Rooms: 5	# 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): 626 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: 0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Grand Total: 626 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**
 List Sales Rep 2: 3: **Phone L.R. First**
 Sell Broker 1: 3: **Call: TEXT/EMAIL - DON'T CALL**
 Sell Sales Rep 1: 2: 3: **Phone: 604-999-9426**
 Owner: **BLUSKY INVESTMENTS INC.**
 Commission: **3.125% ON 1ST 100K AND 1.1625% THE REMAINDER**
 Occupancy: **Owner**

Realtor Remarks: **NO TOUCHBASE OR PARAGON MESSAGING. TEXT 604-999-9426. BUYER TO VERIFY SIZE, AGE, CONDITION AND ZONING. Offers if any monday.**

Show suite! This owner has only used this as an office and a pied a terre. Perfect condition. This one bedroom plus den layout is the most sought after floor plan at the Spectrum 4. North East 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. Sorry