

# SHAUN KIMMINS



AND ASSOCIATES

LUXURY REAL ESTATE SALES

#1 TOP PRODUCING REALTOR  
IN COAL HARBOUR\*

MLS# V821072

**CASCINA 2303 – 590 NICOLA STREET, VANCOUVER**

*Feature Property*



**List Price:** \$839,000

**Taxes:** \$3,289 (2009)

**Floor Area (SqFt):** 810

**Parking:** 1

**List Date:** 07-Apr-10

**Strata Fee:** \$341.00

**Flooring:** Hardwood/Carpet/Tile

**Storage Locker:** Yes

Act fast or miss out on this spectacular 1 bedroom and den waterfront view suite at the sought after Cascina. Enjoy forever ocean and mountain vistas from your large balcony, lounge in spacious principle rooms or work from home in your den with floor-to-ceiling windows. Best amenities in Coal Harbour: 24-hour concierge, pool, hot tub, sauna, billiards room, theatre, gym and beautiful, private Japanese gardens. There are no other luxury 1 bed view properties like this in the area.

- **FEATURES:** Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Microwave, Security System, Sprinkler - Fire.
- **AMENITIES:** 24-Hour Concierge, Air Cond./Central, Exercise Centre, Pool; Indoor, Sauna/Steam Room, Storage, Swirlpool/Hot Tub.
- **NOTES:** Pets/Rentals allowed.

- For additional photos and video, please visit our website.

FLOOR	ROOM	DIMENSIONS
Main	Living Room	20' x 13'6
Main	Kitchen	8'4 x 8'
Main	Master Bedroom	11'2 x 10'9
Main	Den	8'5 x 7'6
Main	Nook	8'2 x 8'2

## SHOWINGS

➤ 604.681.6303  
showings@shaunkimmins.com



## LARGE BALCONY WITH OCEAN & MOUNTAIN VIEWS



\*Shaun had the highest number of REBGV listings and sales in Coal Harbour for 2008 and 2009

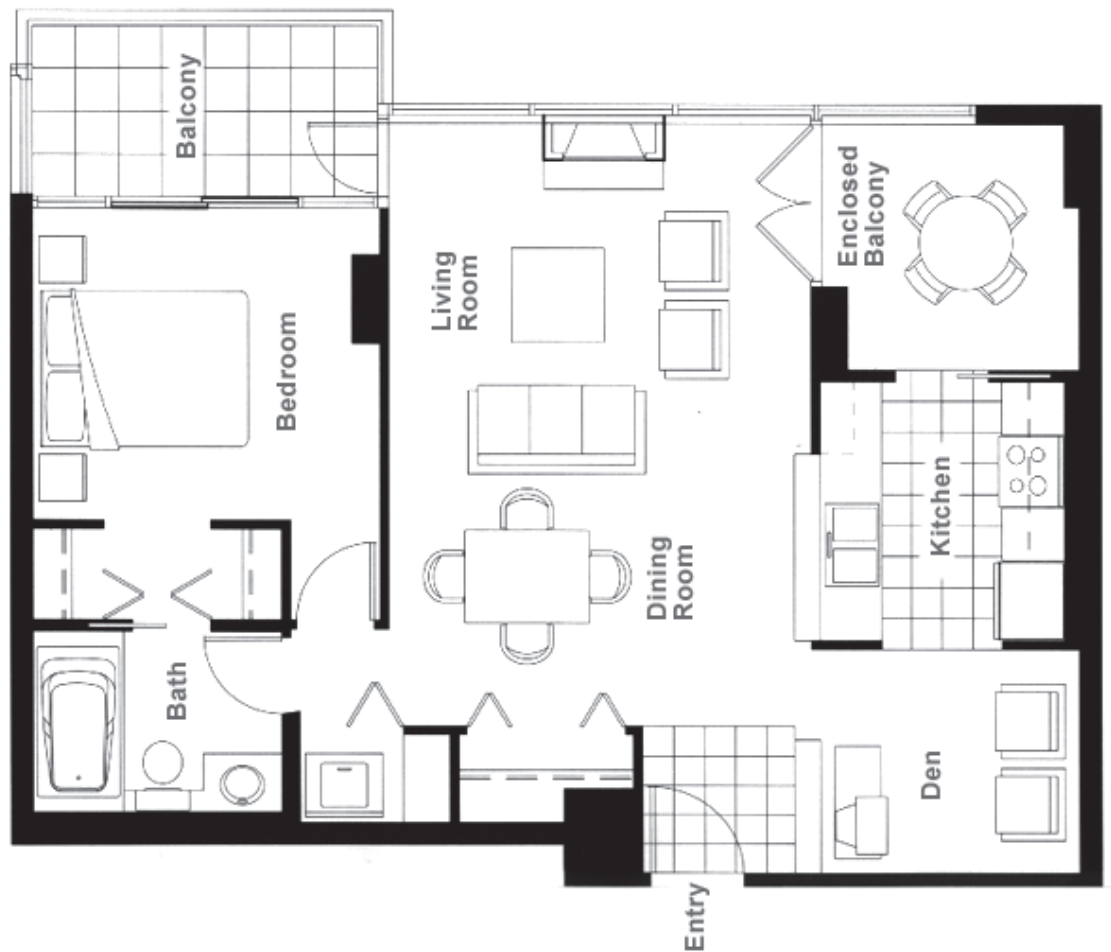
WWW.SHAUNKIMMINS.COM

The enclosed information while deemed to be correct, is not guaranteed.

604.681.6303

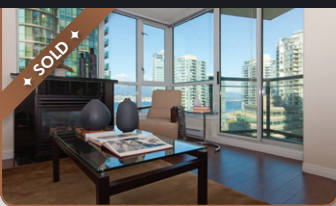
## FLOORPLAN

**Cascina  
Floors 11 - 23  
Suite 03**  
1 Bedroom + Den + Balcony  
810 sq.ft.



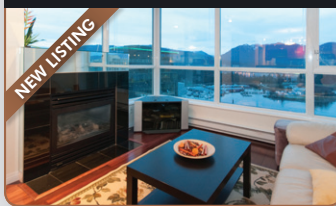
## OUR CURRENT DOWNTOWN VANCOUVER LISTINGS

**\$780,000**



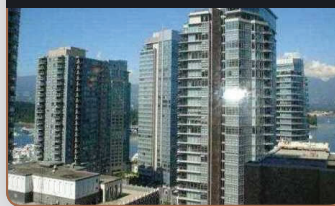
**CLASSICO: 1907 – 1328 Pender Street**  
2 Beds, 2 Baths, 1,157 sq.ft.

**\$1,050,000**



**CLASSICO: 3105 – 1328 Pender Street**  
3 Beds, 2 Baths, 1,268 sq.ft.

**\$749,000**



**SAPPHIRE: 1604 – 1188 Pender Street**  
2 Bed, 2 Bath, 1,040 sq.ft.

**\$1,189,000**



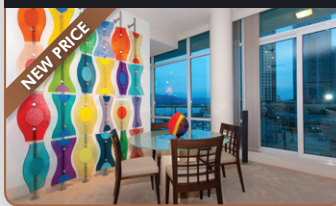
**BAUHINIA: 1501 – 535 Nicola Street**  
3 Beds, 2 Baths, 1,400 sq.ft.

**\$2,388,000**



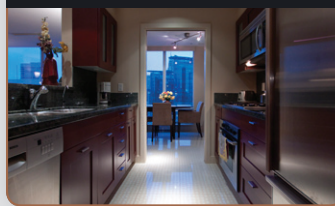
**DENIA: 1401 – 499 Broughton Street**  
2 Beds, 2 + 1 Baths, 1,735 sq.ft.

**\$2,988,000**



**DENIA: 203 – 499 Broughton Street**  
2 Bed, 2 Bath, 2,012 sq.ft.

**\$839,000**



**CASCINA: 2303 – 590 Nicola Street**  
1 Bed, 1 Bath, 810 sq.ft.

**\$779,000**



**YALETOWN PARK 1: 3201 – 928 Homer**  
2 Beds, 2 Baths, 1,062 sq.ft.