

KIMMINS

AND ASSOCIATES

LUXURY REAL ESTATE

Century 21
IN TOWN REALTY

DOWNTOWN VANCOUVER'S
CONDOMINIUM EXPERTS

MLS# V817355

DENIA 1401 – 499 BROUGHTON ST, V6G 3K1

Feature Property



List Price: \$2,388,000 **Taxes:** \$8,974 (2009) **Floor Area (SqFt):** 1,735 **Parking:** 2
List Date: 22-Mar-10 **Strata Fee:** \$740.44 **Flooring:** Carpet/Tile/Mixed **Storage Locker:** Yes

Stunning Coal Harbour, Stanley Park, marina and North Shore vistas await. Rarely available NW corner luxury waterfront executive suite in Denia at Waterfront Place. 1,735 sq. ft. 2 bedroom/3 bathroom home features granite counters throughout, radiant limestone bathroom firs, chef's kitchen with Bosch & Subzero stainless steel appliances, air conditioning, cozy gas F/P, and hands down the best view Coal Harbour has to offer. Premier complex with remainder of 10 year warranty, best concierge in the city, pool, hot tub, billiards, theatre, meeting rooms, library, catering/party room. It just doesn't get any better.

- **FEATURES:** Air Conditioning, Clothes Washer/Dryer/ Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Microwave, Security System, Sprinkler - Fire.
- **AMENITIES:** Bike Room, Exercise Centre, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub.
- **NOTES:** Pets and rentals welcome. Tenanted (month to month as of May 1), 24 hours notice required to view.
- For additional photos and video, please visit our website.

FLOOR	ROOM	DIMENSIONS
Main	Living Room	19'7 x 11'
Main	Kitchen	9' x 8'
Main	Dining	19' x 15'
Main	Nook	9' x 8'7
Main	Storage	5' x 7'
Main	Master Bdrm	20' x 11'8
Main	Walk-in Closet	6'7 x 5'9
Main	Bedroom	11'5 x 11'4

SHOWINGS

➤ 604.681.6303
showings@shaunkimmins.com



RARELY AVAILABLE NW CORNER LUXURY SUITE



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

K KIMMINS.ca

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

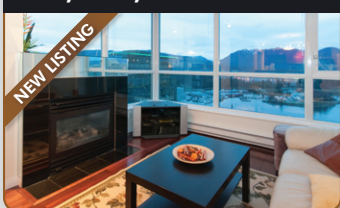
604.681.6303

FLOORPLAN



OUR CURRENT COAL HARBOUR LISTINGS

\$1,050,000



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

\$5,788,000



FAIRMONT: 3807 – 1011 W. Cordova
2 Beds, 3 Baths, 2,667 sq.ft.

\$4,499,000



FAIRMONT: 3501 – 1011 W. Cordova
2 Beds, 3 Baths, 2,226 sq.ft.

\$1,189,000



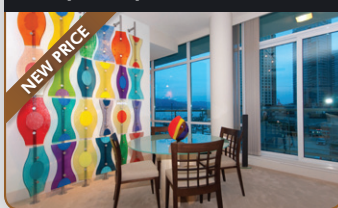
BAUHINIA: 1501 – 535 Nicola Street
3 Beds, 2 Baths, 1,400 sq.ft.

\$2,388,000



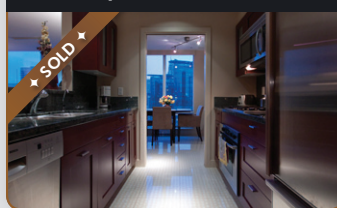
DENIA: 1401 – 499 Broughton Street
2 Beds, 3 Baths, 1,735 sq.ft.

\$2,888,000



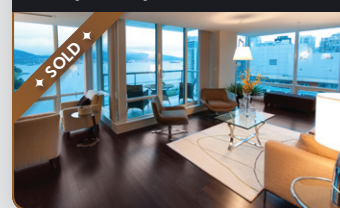
DENIA: 203 – 499 Broughton Street
2 Beds, 2 Baths, 2,012 sq.ft.

\$835,000



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

\$1,950,000



CASCINA: 2302 – 590 Nicola Street
2 Beds, 2 Baths, 1,440 sq.ft.