

## FEATURE LISTING: 432 – 1979 YEW STREET, VANCOUVER (CAPERS)

**LIST PRICE**  
**\$588,000**

**BEDROOMS:** 2

**BATHROOMS:** 2

**FLOOR AREA:** 814 Sq. Ft.

**YEAR BUILT:** 1993

**PARKING:** 1

**STORAGE LOCKER:** 1

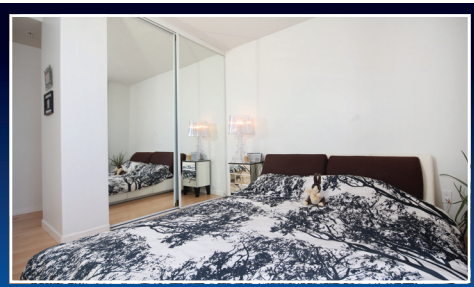
**TAXES:** \$2,094 (2012)

**STRATA FEE:** \$300



### Beautifully updated top-floor 2-bedroom suite.

Just blocks from Kits Beach, with panoramic views of Burrard Inlet, North Shore Mountains & Downtown. Even the kitchen has great views. NW exposure so never gets too hot. Private patio is perfect for summer entertaining and watching the fireworks. Maple engineered hardwood floors, Bosch Miele, Fisher & Paykel and GE appliances.



### DETAILS

**FEATURES:** Clothes Washer, Dryer, Fridge, Stove, Dish Washer, Disposal - Waste, Microwave. Pets and Rentals OK.

**AMENITIES:** Elevator, In Suite Laundry, Storage. Rainscreened concrete bldg w/geo-thermal and hot water heating.

**VIDEO:** [www.kimmins.ca/512](http://www.kimmins.ca/512)



\*TOP PRODUCER: SHAUN KIMMINS HAD THE MOST REBGV LISTINGS & SALES IN COAL HARBOUR FOR 2008, 2009 AND 2011.





## DIMENSIONS

**LIVING ROOM** 14'6 X 11'2

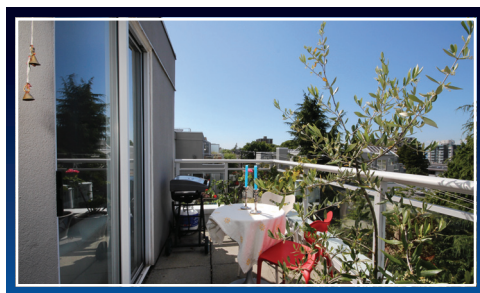
**KITCHEN** 5'6 X 8'6

**MASTER BEDROOM** 10'2 X 11'0

**SECOND BEDROOM** 10'0 X 7'0

**DINING ROOM** 8'6 X 7'0

**PATIO** 24'5 X 5'6



**VISIT OUR OFFICE ON THE COAL HARBOUR SEAWALL : #10 – 323 JERVIS ST.**

- UNPARALLELED AREA EXPERTISE
- UNPARALLELED EXPOSURE FOR YOUR LISTING
- PROFESSIONAL IN-HOUSE MARKETING
- + MORTGAGE, INSURANCE & LEGAL SERVICES



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