



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



#2306 – 583 Beach Crescent Offered at \$1,475,000



Enjoy expansive protected views of city, park and False Creek from this 2 bedroom and den waterfront condo in renowned Park West II. Offering 1,100 sq. ft. of living space with a large South facing covered terrace, perfect for evening BBQ's. Features include stainless steel appliances, gas stove and a spacious living and dining room, ideal for entertaining. Impressive amenities at onsite Superclub including swimming pool, hot tub, gym, theatre, guest suites and 24 hour concierge. A first class residence in the heart of Yaletown, just steps to seawall, shopping, entertainment and restaurants.

Angell Hasman & Associates (Eric Christiansen) Realty Ltd
#203 -1544 Marine Drive, West Vancouver, BC V7V 1H8
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Active		2306 583 BEACH CRESCENT			Residential Attached				
R2487295		Vancouver West			\$1,475,000 (LP)				
Board: V		Yaletown			(SP)				
Apartment/Condo		V6Z 3E6							
		Sold Date:		Frontage (feet):		Original Price: \$1,499,000			
		Meas. Type: Feet		Frontage (metres):		Approx. Year Built: 2005			
		Depth / Size (ft.):		Bedrooms: 2		Age: 15			
		Lot Area (sq.ft.): 0.00		Bathrooms: 2		Zoning: CD-1			
		Flood Plain:		Full Baths: 2		Gross Taxes: \$4,034.52			
		Council Apprv?:		Half Baths: 0		For Tax Year: 2020			
		Exposure:		Maint. Fee: \$542.90		Tax Inc. Utilities?:			
		If new, GST/HST inc?:				P.I.D.: 026-239-680			
		Mgmt. Co's Name: Rancho Management Services				Tour:			
		Mgmt. Co's Phone: 604-684-4508							
View: Yes: water, park and city									
Complex / Subdiv: Park West II									
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water									
Sewer Type: City/Municipal									
Style of Home: 1 Storey, Corner Unit		Total Parking: 1		Covered Parking: 1		Parking Access: Side			
Construction: Concrete		Parking: Garage Underbuilding, Visitor Parking		Locker: Y		Dist. to School Bus: Near			
Exterior: Brick, Concrete, Mixed		Reno. Year:		Dist. to Public Transit: Near		Total Units in Strata:			
Foundation: Concrete Perimeter		R.I. Plumbing:		Title to Land: Freehold Strata					
Rain Screen:		Metered Water:		Property Disc.: Yes					
Renovations:		R.I. Fireplaces:		Fixtures Leased: No					
Water Supply: City/Municipal		# of Fireplaces: 0		Fixtures Rmvd: No					
Fireplace Fuel:				Floor Finish: Tile, Wall/Wall/Mixed					
Fuel/Heating: Baseboard, Electric									
Outdoor Area: Balcny(s) Patio(s) Dck(s)									
Type of Roof: Other									
Maint Fee Inc: Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Sewer		Legal: STRATA LOT 118, PLAN BCS1219, DISTRICT LOT FALSE CREEK, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V,							
Amenities: Exercise Centre, Guest Suite, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub, Concierge		Site Influences: Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby							
Features: ClthWsh/Dryr/Frdg/Stve/DW									
Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions	
Main	Living Room	16'1 x 7'6			x			x	
Main	Dining Room	15'5 x 9'8			x			x	
Main	Kitchen	8'8 x 7'9			x			x	
Main	Master Bedroom	11'0 x 10'11			x			x	
Main	Bedroom	9'9 x 8'7			x			x	
Main	Den	8'7 x 6'5			x			x	
Main	Storage	7'4 x 4'2			x			x	
Main	Foyer	6'9 x 4'8			x			x	
		x			x			x	
		x			x			x	
Finished Floor (Main):	1,059	# of Rooms: 8	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total):	1,059 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Grand Total:	1,059 sq. ft.	Basement: None			6				
					7				
					8				
Listing Broker(s): Angell, Hasman & Associates (Eric Christiansen) Realty Ltd.					Engel & Volkers Vancouver				

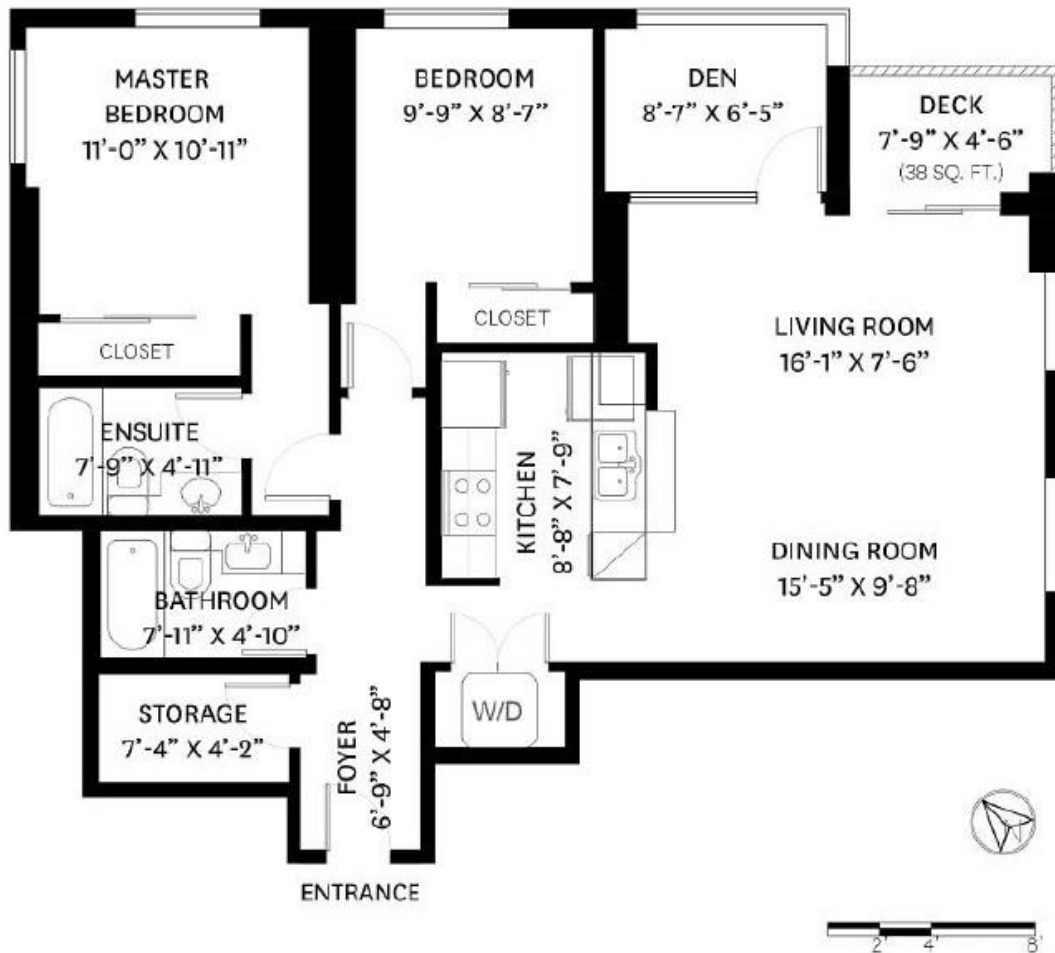
Full video tour at www.ericchristiansen.com

All information contained herein is deemed to be accurate but should not be relied upon without verification.



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MAIN FLOOR TOTAL: 1059 SQ. FT.
DECK: 38 SQ. FT.



MAIN FLOOR PLAN
Ceiling Height: 7'-11"



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