



Presented by:
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Vancouver West, Yaletown Residential Attached
1001 638 BEACH CR, V6Z 3H4 **MLS# V1058664** **Sold**



List Price:	\$1,248,000	Previous Price:		Sale Price:	\$1,238,800
Days on Market:	3	Original Price:	\$1,248,000	Sale Date:	18-Apr-14
Subdiv/Complex: I CON 1					
Frontage:		Approx Yr Blt:	2006	PID:	026-753-936
Depth/Size:				Type:	Apartment/Condo
Lot SqFt:	0	Age at List Date:	8	Zoning:	CD1
Exposure:		Bedrooms:	2	Taxes:	\$4,367 (2013)
Stories in Bldg:		Bathrooms:	2	If New GST/HST Incl:	
Flood Plain:	No	Full Baths:	2	Tax Incl Utilis:	Yes
Meas. Type:		Half Baths:	0	Apprvl Reqd:	No
Fixtures Lsd:	N				
Fixt Removed:	N				
View:	Y - WATER & PARK				

Style of Home:	Corner Unit	Total Parking:	2	Covered Parking:	2
Construction:	Concrete	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed, Stucco				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other				
Renovations:		Reno Year:		Dist to Public Trans:	1 BLOCK
Flooring:	Hardwood			Units in Development:	
Water Supply:	City/Municipal			Locker:	Yes
Heat/Fuel:	Forced Air, Natural Gas			Possession:	
No. of Fireplaces:	1	R/I Fireplaces:	0	Title to Land:	Freehold Strata
Fireplace Fuel:	Gas - Propane			Seller's Interest:	Registered Owner
Outdoor Area:	Balcony(s)			Mortgage Info:	\$0
Mngmt Co:	RANCHO MGMT	Property Disclosure:	Y		
Mngmt Ph:	604-684-4508	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
		Maint Fee:	\$528.79		

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility

Legal: PL BCS1964 LT 48 LD 36 THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON
 Amenities: Air Cond./Central, Bike Room, Garden, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub
 Features Incl: Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Security System
 Site Influences: Marina Nearby, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'2 X 12'						
Main F.	Dining	12'6 X 8'						
Main F.	Kitchen	11' X 8'						
Main F.	Den	9'8 X 8'						
Main F.	Master Bedroom	14' X 10'						
Main F.	Bedroom	10'6 X 9'10						
Main F.	Steam Room	7'8 X 5'4						

Floor Area (SqFt):	Total # Rooms:	7	Bathrooms
Finished Floor Area Main:	1,245	Finished Levels:	1
Finished Floor Area Up:	0	Basement Area:	None
Finished Floor Area Down:	0		
Finished Floor Area Bsmt:	0	Bsmt Height:	4
Total Finished Floor Area:	1,245	Restricted Age:	5
		# Pets / Cats; Dogs:	6
Unfinished Floor Area:	0	# or % Rentals:	7
Grand Total Floor Area:	1,245		8

Listing Broker(s): (1) RE/MAX Select Properties, (2) RE/MAX Select Properties

AMAZING FOREVER VIEWS & PRIVATE! This home is absolutely flawless with several upgrades. Features include: rich bamboo hardwood floors throughout, central Air Conditioning, gas stove, custom walk in spa shower in 2nd bathroom, floor to ceiling windows, 8'8 ceiling height in main living area, separate office/den, lg storage room, great sunny/view facing deck 86sf. Owners have installed custom rollers blinds including black outs in both bedrooms. Loads of closet space all with organizers. All rooms have amazing views, this is one of the very best floor plans I have seen to capture the views. This floor plan has not been for sale since 2011! Priced right on, includes 2 side by side parking & locker, 24 Hr Concierge, Pool,Gym,Theatre



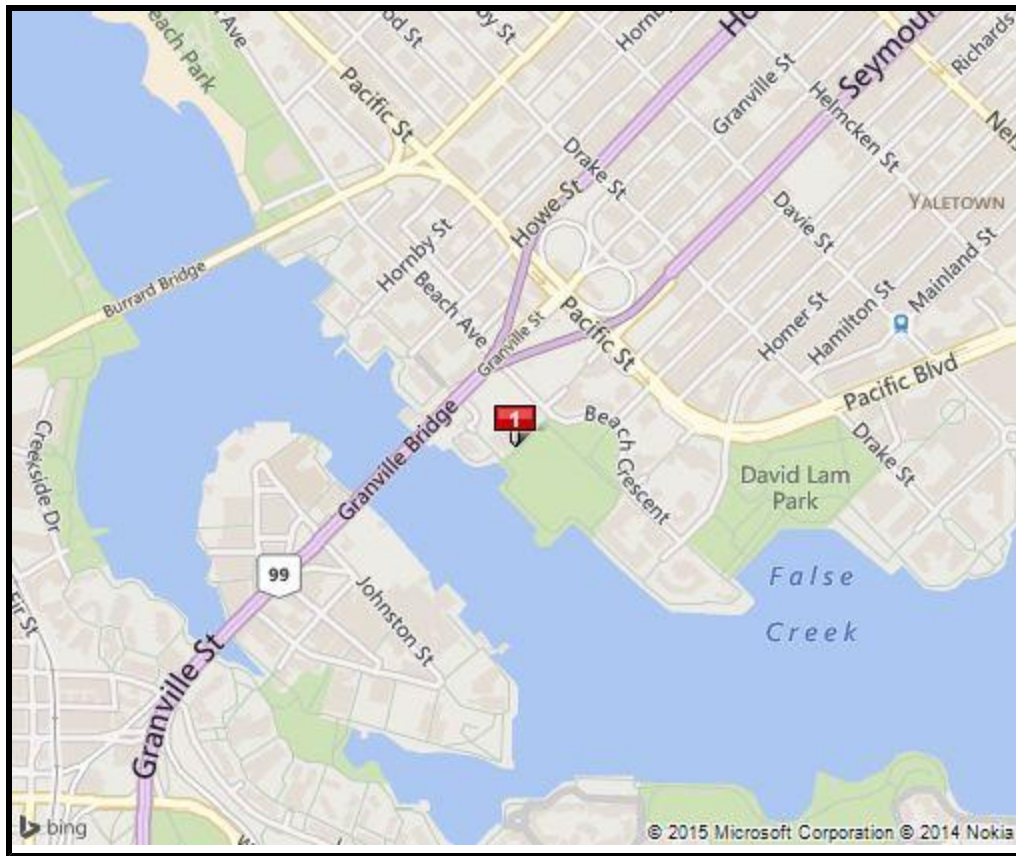
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