



Presented by:
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Vancouver West, Yaletown Residential Attached
1901 428 BEACH CR, V6Z 3E9 **MLS# V798042** **Sold**



List Price: \$1,898,000	Previous Price:	Sale Price: \$1,828,000
Days on Market: 9	Original Price: \$1,898,000	Sale Date: 25-Nov-09

Subdiv/Complex: KINGS LANDING

Frontage:	Approx Yr Blt: 2005	PID: 026-496-852
Depth/Size:		Type: Apartment/Condo
Lot SqFt: 0	Age at List Date 4	Zoning: CD-1
Exposure:	Bedrooms: 2	Taxes: \$7,234 (2009)
Stories in Bldg:	Bathrooms: 3	If New GST/HST Incl:
Flood Plain:	Full Baths: 2	Tax Incl Utilis: No
Meas. Type: Feet	Half Baths: 1	Apprvl Req:
Fixtures Lsd: N		
Fixt Removed: N		
View: Y - WATER FALSE CREEK MARINA		

Style of Home: Corner Unit	Total Parking: 2	Covered Parking: 2
Construction: Concrete	Parking Access: Side	
Foundation: Concrete Perimeter	Parking Facilities: Other	
Exterior: Glass		
Rain Screen:	R/I Plumbing:	
Type of Roof: Other		
Renovations:	Reno Year: 2009	Dist to School/Bus: Total Units in Strata: 158
Flooring: Hardwood	Units in Development:	
Water Supply: City/Municipal	Locker: Yes	
Heat/Fuel: Forced Air	Possession:	
No. of Fireplaces: 1	Title to Land: Freehold Strata	
Fireplace Fuel: Gas - Natural	R/I Fireplaces:	Seller's Interest: Registered Owner
Outdoor Area: Balcony(s)		Mortgage Info: \$0
	Property Disclosure: Y	
Mngmt Co: STRATAWEST MGMT LTD	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions	
Mngmt Ph: 604-904-9595	Maint Fee: \$705.11	

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

Legal: LT 124 FALSE CREEK NWD STRATA PLAN BCS 1589
 Amenities: Bike Room, Club House, Guest Suite, In Suite Laundry, Pool; Indoor, Sauna/Steam Room
 Features Incl: Clothes Washer/Dryer, Dishwasher, Disposal - Waste, Microwave, Refrigerator

Site Influences: Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'6 X 16'						
Main F.	Kitchen	9'3 X 14'3						
Main F.	Dining	9'3 X 16'6						
Main F.	Pantry	4'6 X 5'						
Main F.	Eating Area	5'9 X 8'						
Main F.	Master Bedroom	11'6 X 16'						
Main F.	Bedroom	10'6 X 11'6						
Main F.	Den	10'6 X 13'6						
Main F.	Walk-In Closet	5'7 X 7'						

Floor Area (SqFt):	Total # Rooms: 9	Bathrooms
Finished Floor Area Main: 1,650	Finished Levels: 1	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down: 0		3 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 1,650	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 1,650		8

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

Waterfront property! Spectacular view (from all rooms) of False Creek and beyond, this gorgeous 2 bdr + den (could be the 3rd bdrm) is a showstopper. 9 ft ceilings, top-notch appliances, open floor plan, new hardwood floors are just the beginning. Come by and view this rarely available LAVISH condo at Kings Landing. Move in now.



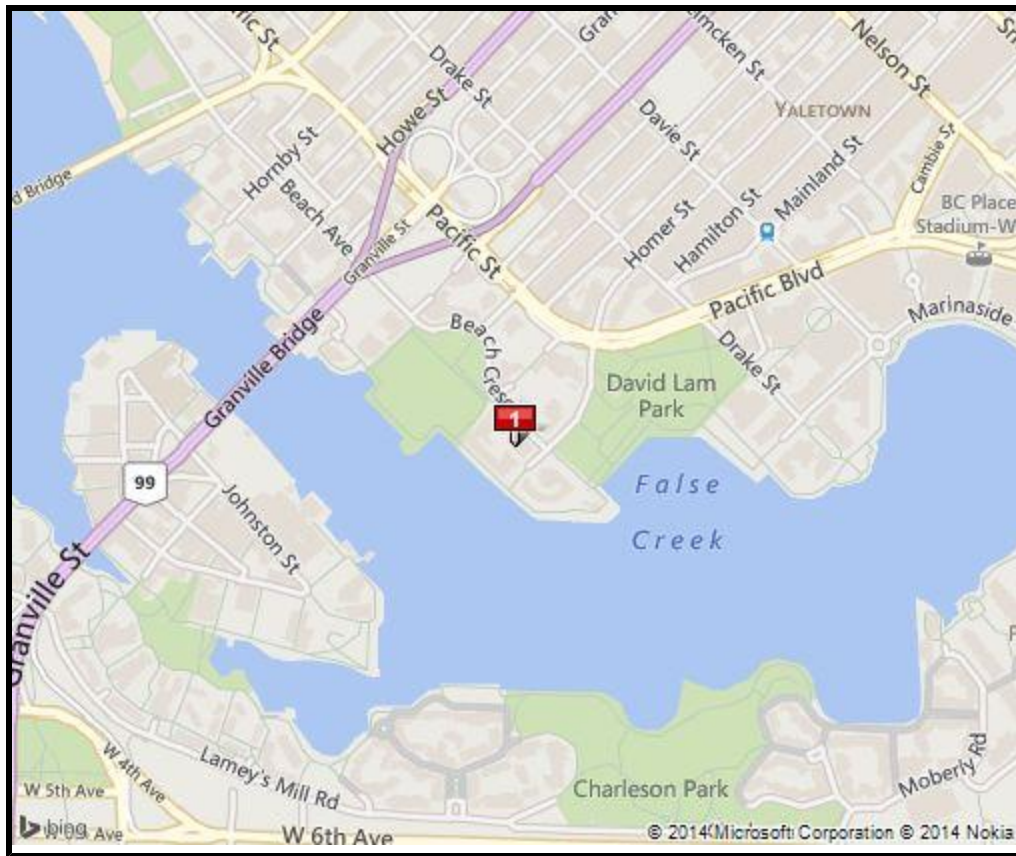
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