

# 2108 - 550 Pacific Street, Vancouver

\$899,000



Welcome to Concord's Aqua at the Park's coveted & rarely available "08" unit. This home has it all: 1 bedroom, PROPER Den with a window, pantry off the kitchen & a balcony perfect for BBQing. Plenty of sunshine with windows facing 3 directions (South, East & North) with stunning views of False Creek, George Wainbom Park, David Lam Park & North back towards the city. One of the best 1 Bdrm view homes in the area! Recent updates include laminate flooring, stainless steel gas stove & paint. Aqua at the Park offers exclusive access to World Class Amenities at the "Super Club" - Over sized swimming pool, sauna, hot tub, fully equipped exercise centre, squash court, guest suites, lounge & theatre. Fantastic neighbourhood with the Seawall, Park, Yaletown & the skytrain at your doorstep. 1 parking stall included.

## KEY INFORMATION

PRICE: \$899,000

ADDRESS: #2108 - 550 Pacific Street, Vancouver

AREA: Yaletown

TYPE: 1 Bedroom + Den + Pantry + Balcony

SQ FT: 793 SF + 43 SF Balcony (Strata Plan 759 Square Feet)

YEAR BUILT: 2005

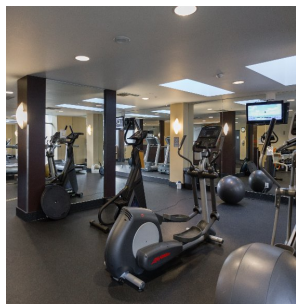
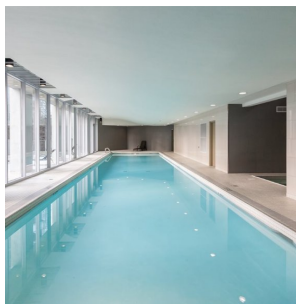
TAX: \$2,325.53 (2019)

STRATA FEES: \$359.85

PARKING: 1 (#169)

PETS: 2 Dogs or 2 Cats or 1 of Each

RENTAL: 12 Month Minimum



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Prompton Real Estate Services

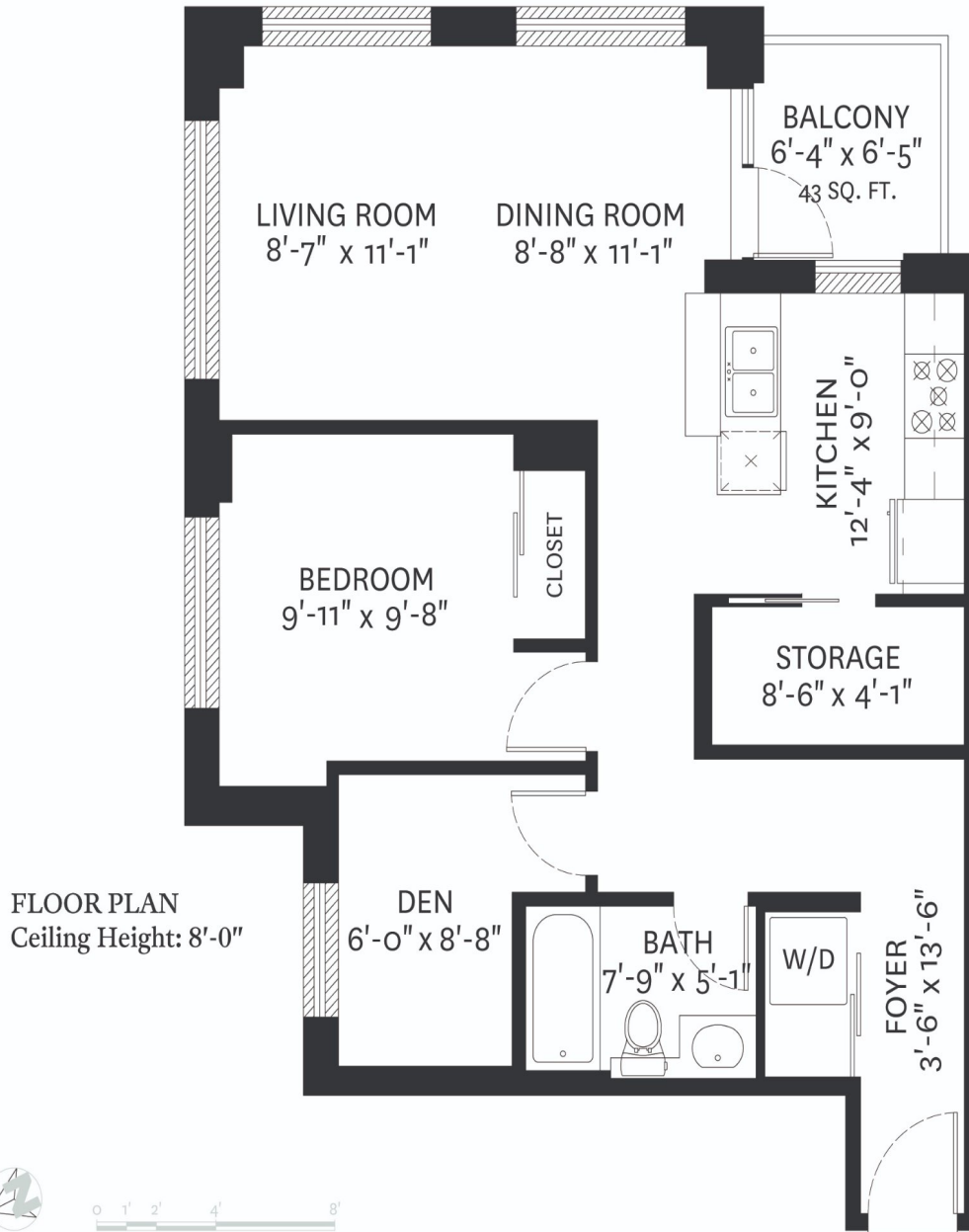
**rennie**

# #2108-550 Pacific Street, Vancouver, BC

Finished Area: 793 SQ. FT.

Balcony: 43 SQ. FT.

Total: 836 SQ. FT.



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**PROMPTON**  
REAL ESTATE SERVICES INC.

floor plan designed by ishot.ca Enterprises Inc.  
604.368.7979 ishot.ca

\*PERSONAL REAL ESTATE CORPORATION. THE FLOOR PLAN ILLUSTRATION IS NOT SUITABLE FOR CONSTRUCTION/ARCHITECTURAL PURPOSES.  
MEASUREMENTS ARE APPROXIMATE AND MAY NOT BE TO SCALE. E&O INSURED.



Presented by:  
**Derek Kai PREC\***

Rennie & Associates Realty Ltd.  
Phone: 604-868-1666

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**rennie**

**Active**

**R2431497**

Board: V

Apartment/Condo

**2108 550 PACIFIC STREET**

Vancouver West

Yaletown

V6Z 3G2

Residential Attached

**\$899,000 (LP)**

(SP) **M**



Sold Date: \_\_\_\_\_  
Meas. Type: **Feet**  
Depth / Size (ft.): \_\_\_\_\_  
Lot Area (sq.ft.): **0.00**  
Flood Plain: \_\_\_\_\_  
Council Apprv?: \_\_\_\_\_  
Exposure: **Southeast**  
If new, GST/HST inc?: \_\_\_\_\_  
Mgmt. Co's Name: **FIRST SERVICE RESIDENTIAL**  
Mgmt. Co's Phone: **855-683-8900**  
View: **Yes: GORGEOUS FALSE CRK WATER/PARKS**  
Complex / Subdiv: \_\_\_\_\_  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal**

Frontage (feet): \_\_\_\_\_  
Frontage (metres): \_\_\_\_\_  
Bedrooms: **1**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**  
Maint. Fee: **\$359.85**

Original Price: **\$899,000**  
Approx. Year Built: **2005**  
Age: **15**  
Zoning: **RES**  
Gross Taxes: **\$0.00**  
For Tax Year: **2019**  
Tax Inc. Utilities?: **No**  
P.I.D.: **024-470-225**  
Tour: \_\_\_\_\_

Style of Home: **Corner Unit, Upper Unit**  
Construction: **Concrete**  
Exterior: **Brick, Concrete, Glass**  
Foundation: **Concrete Perimeter**  
Rain Screen: \_\_\_\_\_  
Renovations: **Partly**  
Water Supply: **City/Municipal**  
Fireplace Fuel: **None**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

Reno. Year: **2019**  
R.I. Plumbing: \_\_\_\_\_

Metered Water: \_\_\_\_\_  
R.I. Fireplaces: \_\_\_\_\_  
# of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: \_\_\_\_\_  
Parking: **Garage; Underground**  
Locker: **N**  
Dist. to Public Transit: **NEAR**  
Units in Development: \_\_\_\_\_  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: \_\_\_\_\_  
Fixtures Rmvd: **Yes: FREEZER IN PANTRY**  
Floor Finish: **Laminate, Mixed**

Maint Fee Inc: **Caretaker, Gas, Hot Water, Management, Recreation Facility, Snow removal**  
Legal: **SL 118 PL BCS 1570 DL FALSE CREEK, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMM PPTY IN PROPORTION TO THE UNIT ENT OF THE SL AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Exercise Centre, Guest Suite, In Suite Laundry, Pool; Indoor, Recreation Center, Sauna/Steam Room**

Site Influences: **Central Location, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'4 x 9'			x			x
Main	Living Room	11'1 x 8'7			x			x
Main	Dining Room	11'1 x 8'8			x			x
Main	Master Bedroom	9'11 x 9'8			x			x
Main	Den	6' x 8'8			x			x
Main	Pantry	8'6 x 4'1			x			x
Main	Patio	6'4 x 6'5			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>793</b>	# of Rooms: <b>7</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total):	<b>793 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>			6				
Grand Total:	<b>793 sq. ft.</b>				7				
					8				

Listing Broker(s): **Rennie & Associates Realty Ltd.**

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