

#2703 - 455 Beach Crescent, Vancouver

\$1,699,900



Spectacular 27th Floor Southwest Corner Suite with Unmatched Panoramic Views.

RARELY AVAILABLE 2 bedroom, 2 bathroom + den + pantry/office home in Park West 1. Soak in stunning views of False Creek, George Wainborne Park & English Bay through expansive floor-to-ceiling windows or from your oversized private balcony. This beautifully designed unit features granite counter tops, a gas cooktop, stainless steel appliances, and plenty of in-suite storage. The smart floorplan offers ideal separation between the bedrooms and main living areas, with a den perfect for a home office. Park West offers exclusive access to World Class Amenities at Club Viva - swimming pool, sauna, hot tub, fully equipped gym, squash courts, guest suites, lounge & theatres. 2 side by side parking stall included.

KEY INFORMATION

ADDRESS: #2703 - 455 Beach Crescent, Vancouver

PRICE: \$1,699,900

AREA: Yaletown

TYPE: 2 Bedroom + 2 Bath + Den + Flex+ Balcony

SQ FT: 1,253 SF*

YEAR BUILT: 2005

TAX: \$5,675.25 (2025)

STRATA FEES: \$997.37

FEATURES

VIEWS: Unobstructed False Creek

PARKING: 2 (166 & 167)

PETS: 2 Dog or 2 Cats or 1 of Each

RENTAL: Minimum 30 Days

ELEMENTARY: Elsie Roy Elementary

HIGH SCHOOL: King George Secondary

* Strata Plan shows 1,244 SF



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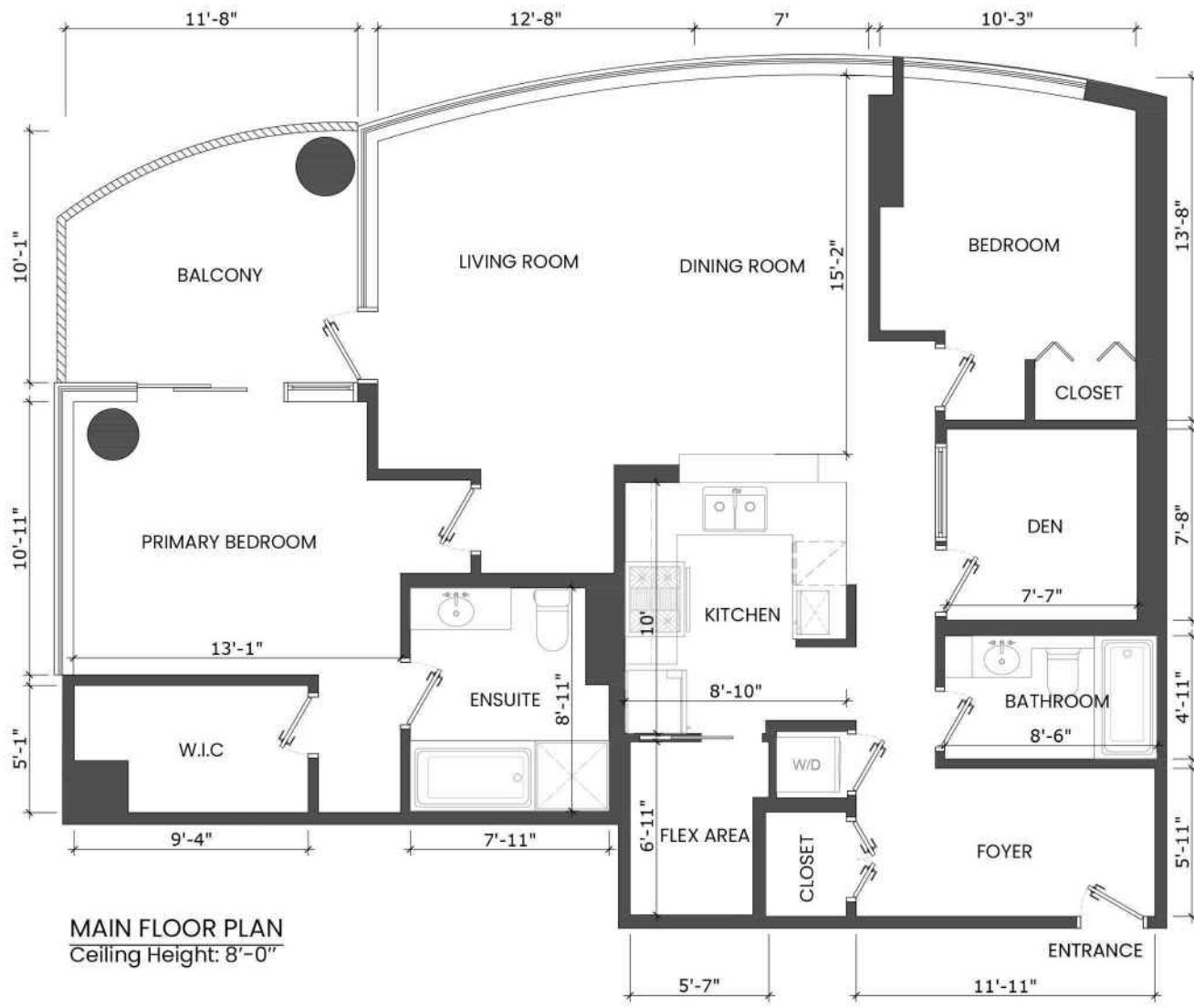
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2703-455 BEACH CRESCENT, VANCOUVER, BC

MAIN FLOOR TOTAL: 1,253 SQ.FT.

*DISCLAIMER: STRATA PLAN SHOWS 1,244 SQ.FT.



* 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. FLOOR PLAN DESIGNED BY ISHOT.CA ENTERPRISES INC. 604-368-7979 ISHOT.CA

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Apartment/Condo

2703 455 BEACH CRESCENT

Vancouver West
Yaletown
V6Z 3E5

Residential Attached

\$1,699,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,699,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2005
Frontage(feet):	Bathrooms: 2	Age: 20
Frontage(metres):	Full Baths: 2	Zoning: CD-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$5,675.25
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 026-152-533	Tax Inc. Utilities?: No
View: Yes :UNOBSTRUCTED FALSE CREEK		Tour:
Complex / Subdiv: Park West One		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey, Corner Unit, Upper Unit**
Construction: **Concrete**

Exterior: **Concrete, Glass, Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
Parking: **Garage Underbuilding, Visitor Parking**
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvld: **:**
Floor Finish: **Hardwood, Mixed, Tile**

Legal: **STRATA LOT 132 FALSE CREEK NEW WESTMINSTER DISTRICT STRATA PLAN BCS1099 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Bike Room, Club House, Exercise Centre, Guest Suite, In Suite Laundry, Pool; Indoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub, Concierge**

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

Finished Floor (Main): **1,253**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,253 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,253 sq. ft.**

Units in Development:
Exposure: **Southwest**
Mgmt. Co's Name: **Rancho**
Maint Fee: **\$997.37**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gas, Hot Water, Recreation Facility, Snow removal**

Tot Units in Strata: **173** Locker: **No**

Storeys in Building:
Mgmt. Co's #: **604-684-4508**

Council/Park Apprv?:

Suite: **Basement:None**

Crawl/Bsmnt. Ht:

of Kitchens: **1**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**

Restricted Age:

of Pets: **2**

Cats: **Yes** Dogs: **Yes**

of Levels: **1**

of Rooms: **9**

or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?: **Yes**

Short Term Lse-Detials: **Minimum 30 days**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	8'10" x 10'	Main	Patio	11'8" x 10'1"	x	Main	4	Yes
Main	Living Room	12'8" x 15'2"			x	x	Main	4	No
Main	Dining Room	7' x 15'2"			x				
Main	Primary Bedroom	13'1" x 10'11"			x				
Main	Walk-In Closet	9'4" x 5'1"			x				
Main	Bedroom	10'3" x 13'8"			x				
Main	Den	7'7" x 7'8"			x				
Main	Pantry	5'7" x 6'11"			x				

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

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