

# #3302 - 583 Beach Crescent, Vancouver

\$3,495,000



**Spectacular 3 Bedroom & 2.5 bathroom WATERFRONT Property with Panoramic Views from False Creek to English Bay at Parkwest 2.** With over 1900 SF of living space, your AIR CONDITIONED home offers over-height ceilings & a massive entertainment space with floor to ceiling windows to enjoy those spectacular views from every room. Chefs kitchen with stainless steel appliances, gas cooktop, granite counters, bar seating & a pantry. Master Bedroom offers plenty of space for a king size bed, walk in closet with built ins & an ensuite with double vanity & separate shower/bath. Over sized balcony with gas bib perfect for BBQing & entertaining while enjoying the picturesque sunsets. Resort amenities at the "Super Club" with 24 hour concierge, gym, pool, sauna squash, theatre, billiard room & guest suite. 2 parking stalls & locker included.

## KEY INFORMATION

ADDRESS: #3302 - 583 Beach Crescent, Vancouver

PRICE: \$3,495,000

AREA: Yaletown

TYPE: 3 Bedroom + 2.5 Bath + Balcony

SQ FT: 1,907 SF + 119 SF Balcony

YEAR BUILT: 2005

TAX: 8,223.91 (2021)

STRATA FEES: \$1,029.93

## FEATURES

VIEWS: Waterfront Views

PARKING: 2 (122 & 123)

LOCKER: Underground (58)

PETS: 2 Cat or 2 Dog or 1 of Each

RENTAL: Minimum 12 Months

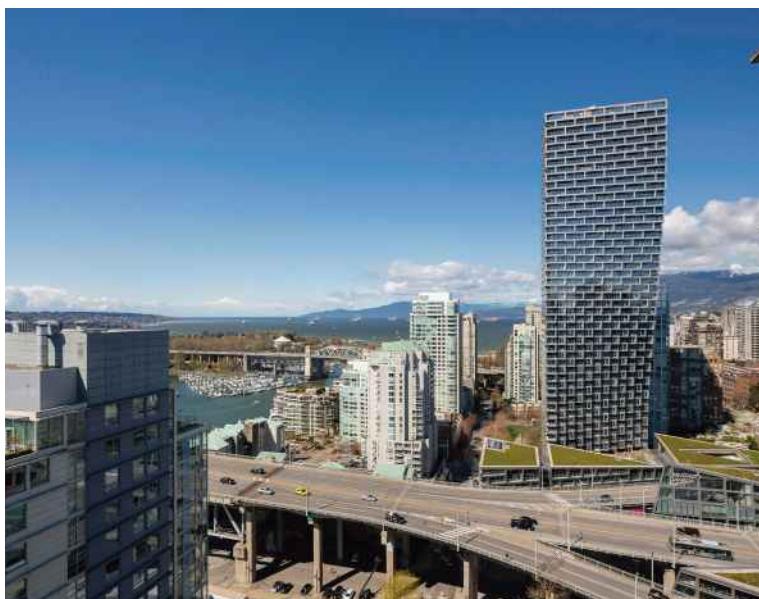
ELEMENTARY: Elsie Roy Elementary

HIGH SCHOOL: King George Secondary



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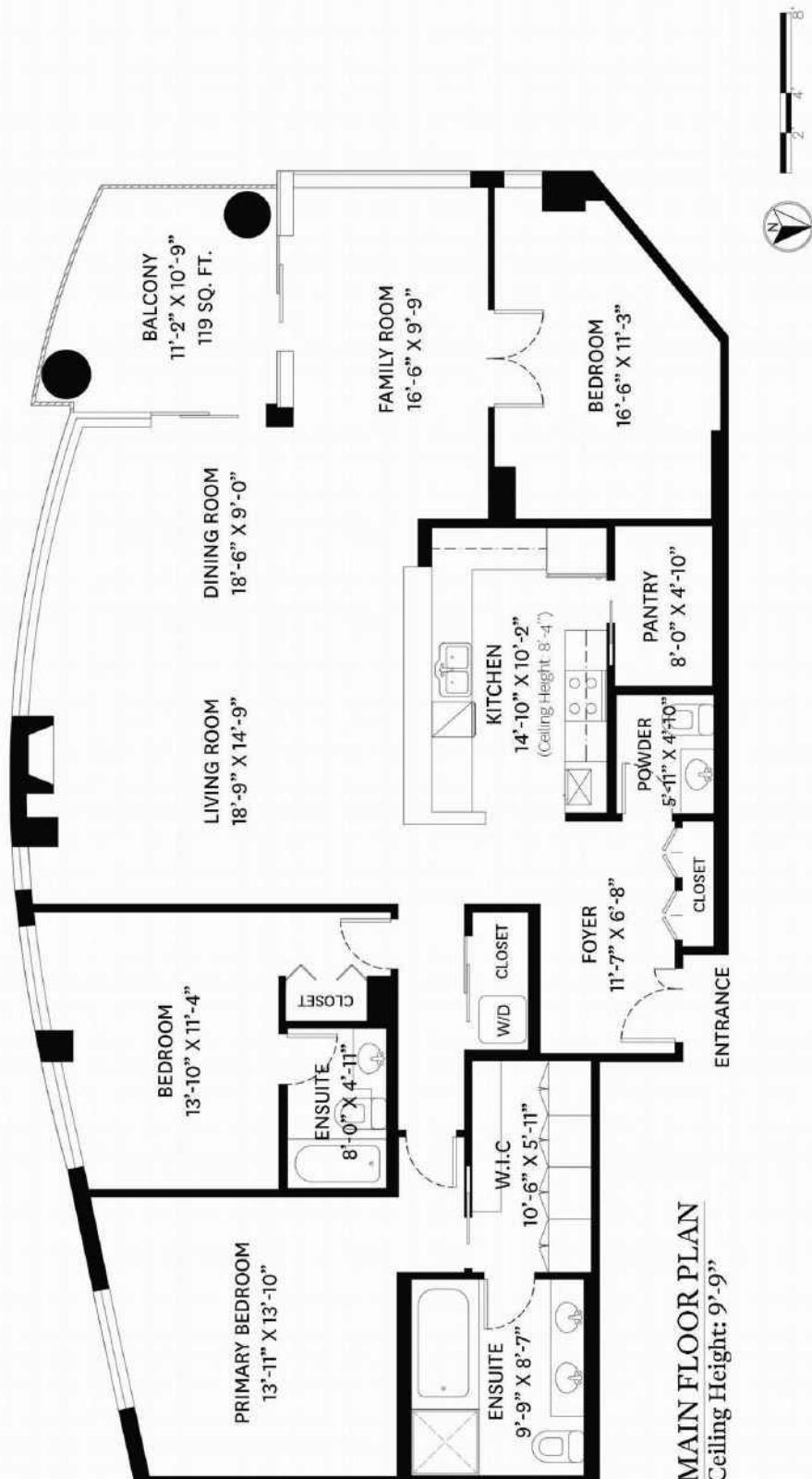


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# 3302-583 BEACH CRESCENT, VANCOUVER, BC

**MAIN FLOOR TOTAL: 1,907 SQ. FT.**  
**BALCONY:** 119 SQ. FT.



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Presented by:  
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**Active**  
**R2678534**

Board: V  
 Apartment/Condo

**3302 583 BEACH CRESCENT**

Vancouver West  
 Yaletown  
 V6Z 3E6

Residential Attached

**\$3,495,000 (LP)**

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$3,495,000</b>
Meas. Type:	Bedrooms: <b>3</b>	Approx. Year Built: <b>2005</b>
Frontage(feet):	Bathrooms: <b>3</b>	Age: <b>17</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>CD-1</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$8,223.91</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2021</b>
Flood Plain:	P.I.D.: <b>026-240-190</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes :SPECTACULAR WATER VIEWS</b>		Tour:
Complex / Subdiv: <b>Park West 2</b>		
Services Connctd: <b>Electricity, Natural Gas, Water</b>		

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Corner Unit, Upper Unit**  
 Construction: **Concrete**  
 Exterior: **Concrete**  
 Foundation: **Concrete Perimeter**

Total Parking: **2** Covered Parking: **2** Parking Access:

Parking: **Garage; Underground**

Dist. to School Bus:

Dist. to Public Transit:

Title to Land: **Freehold Strata**

Property Disc.: **Yes**

Fixtures Leased: **:**

Fixtures Rmvd: **No :**

Floor Finish: **Mixed**

Renovations:  
 # of Fireplaces: **0** R.I. Fireplaces:  
 Fireplace Fuel: **None**  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Asphalt**

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

Legal: **STRATA LOT 169, 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, AS APPROPRIATE**

Amenities: **Air Cond./Central, Club House, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Pool; Indoor, Storage, Swirlpool/Hot Tub, Concierge**

Site Influences: **Central Location, Marina Nearby, Shopping Nearby, Waterfront Property**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Sprinkler - Fire**

Finished Floor (Main): **1,907**  
 Finished Floor (Above): **0**  
 Finished Floor (AbvMain2): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **1,907 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **1,907 sq. ft.**

Units in Development:  
 Exposure: **Southwest**  
 Mgmt. Co's Name: **Rancho**  
 Maint Fee: **\$1,029.93**  
 Maint Fee Includes: **Gardening, Gas, Hot Water, Management**

Tot Units in Strata: **175** Locker: **Yes**

Storeys in Building:

Mgmt. Co's #:

Council/Park Apprv?:

Suite:  
 Basement: **None**  
 Crawl/Bsmtn. Ht: **# of Levels: 1**  
 # of Kitchens: **1** # of Rooms: **10**

Bylaws Restrictions: **Pets Allowed w/ Rest., Rentals Allwd w/ Restrcnts**  
 Restricted Age: # of Pets: **2**  
 # or % of Rentals Allowed:  
 Short Term(<1yr)Rnt/Lse Alwd?: **No**  
 Short Term Lse-Detials: **Minimum 12 months**

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

Floor Type Dimensions  
**Main Kitchen** **14'10 x 10'2**  
**Main Living Room** **18'9 x 14'9**  
**Main Dining Room** **18'6 x 9'0**  
**Main Family Room** **18'6 x 9'9**  
**Main Master Bedroom** **13'11 x 13'10**  
**Main Walk-In Closet** **10'6 x 5'11**  
**Main Bedroom** **13'10 x 11'4**  
**Main Bedroom** **16'6 x 11'3**

Floor Type Dimensions  
**Main Pantry** **8' x 4'10**  
**Main Patio** **11'2 x 10'9**  
 x  
 x  
 x  
 x  
 x  
 x  
 x  
 x

Bath: **1**  
 Floor: **Main** # of Pieces: **5** Ensuite?: **Yes**  
**Main** # of Pieces: **4** Ensuite?: **Yes**  
**Main** # of Pieces: **2** Ensuite?: **No**

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

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REA Full Public  
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