

#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 & a 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)

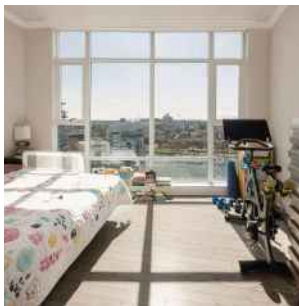
LOCKER: Underground (58)

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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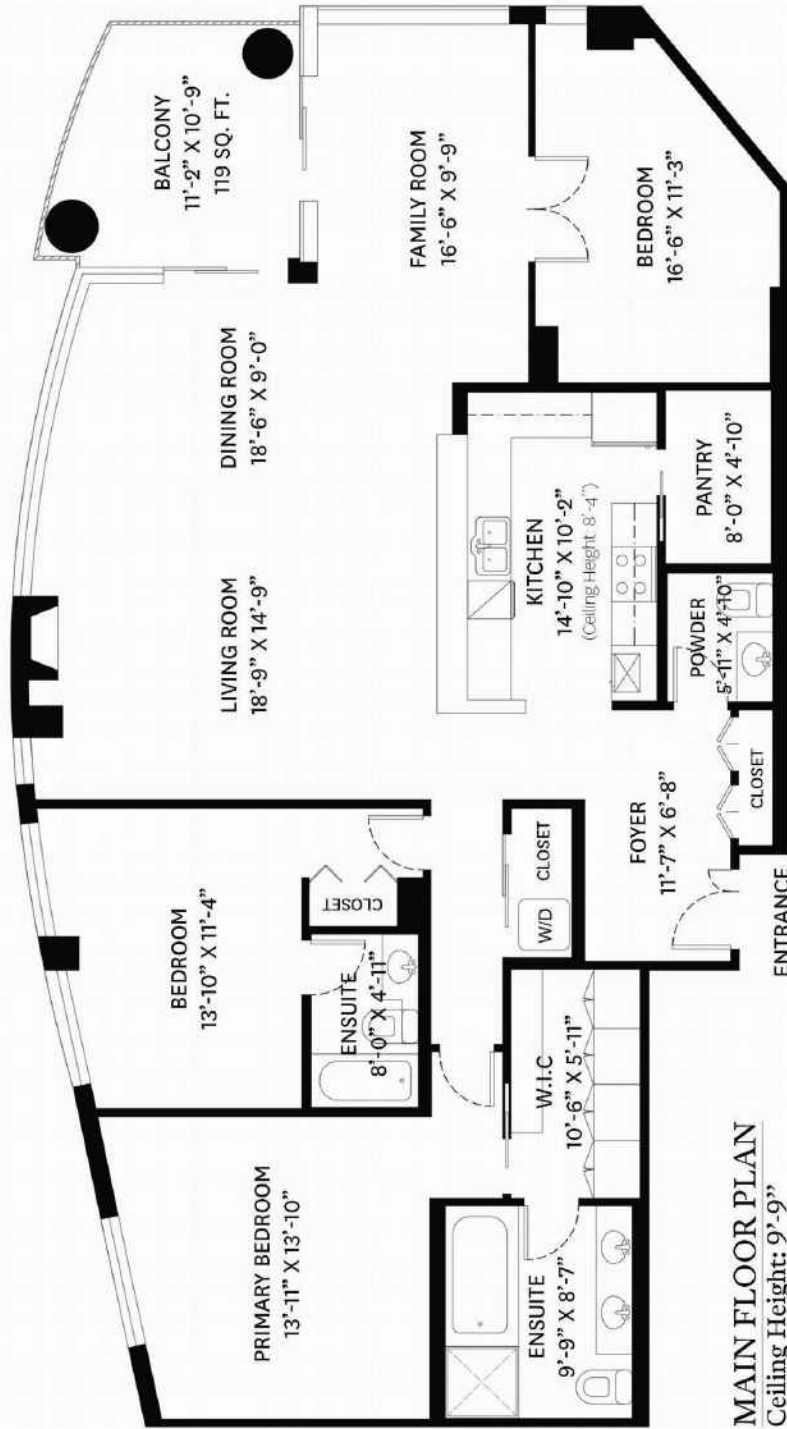


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3302-583 BEACH CRESCENT, VANCOUVER, BC

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



MAIN FLOOR PLAN
Ceiling Height: 9'-9"



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Presented by:
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 Rennie & Associates Realty Ltd.
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Active R2678534		3302 583 BEACH CRESCENT		Residential Attached	
Board: V		Vancouver West		\$3,495,000 (LP)	
Apartment/Condo		Yaletown		(SP) M	
V6Z 3E6					



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

Sewer Type: City/Municipal	Water Supply: City/Municipal
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Style of Home: Corner Unit, Upper Unit	Total Parking: 2	Covered Parking: 2	Parking Access:
Construction: Concrete	Parking: Garage; Underground		
Exterior: Concrete	Dist. to Public Transit:	Dist. to School Bus:	
Foundation: Concrete Perimeter	Title to Land: Freehold Strata		
	Property Disc.: Yes		
Renovations:	Fixtures Leased: :		
# of Fireplaces: 0 R.I. Fireplaces:	Fixtures Rmvd: No :		
Fireplace Fuel: None	Floor Finish: Mixed		
Fuel/Heating: Forced Air			
Outdoor Area: Balcony(s)			
Type of Roof: Asphalt			

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	Units in Development:	Tot Units in Strata: 175	Locker: Yes
Finished Floor (Above): 0	Exposure: Southwest	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Rancho	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$1,029.93	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Gardening, Gas, Hot Water, Management		
Finished Floor (Total): 1,907 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,907 sq. ft.			

Suite: **None**

Basement: **None**

Crawl/Bsmt. Ht:

of Kitchens: **1**

of Levels: **1**

of Rooms: **10**

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

Restricted Age:

of Pets: **2**

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

or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?: **No**

Short Term Lse-Details: **Minimum 12 months**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	14'10 x 10'2	Main	Pantry	8' x 4'10	1	Main	5	Yes
Main	Living Room	18'9 x 14'9	Main	Patio	11'2 x 10'9	2	Main	4	Yes
Main	Dining Room	18'6 x 9'0			x	3	Main	2	No
Main	Family Room	18'6 x 9'9			x	4			
Main	Master Bedroom	13'11 x 13'10			x	5			
Main	Walk-In Closet	10'6 x 5'11			x	6			
Main	Bedroom	13'10 x 11'4			x	7			
Main	Bedroom	16'6 x 11'3			x	8			

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

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REA Full Public
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