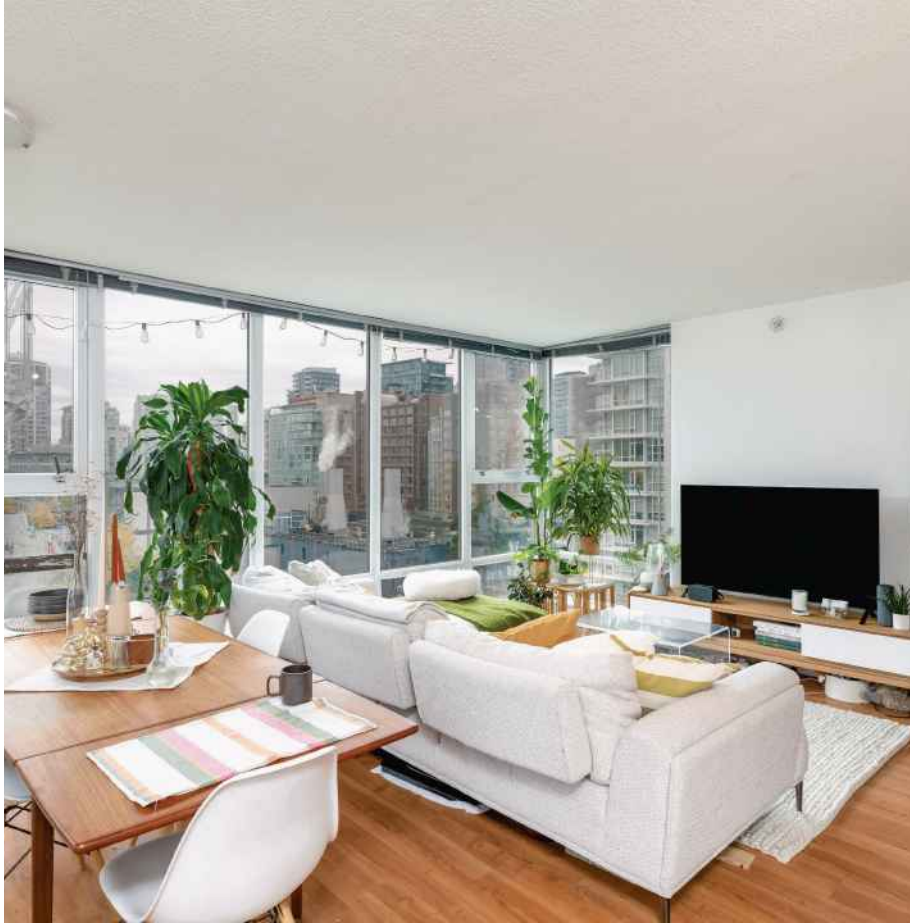


#810 - 668 Ciradel Parade, Vancouver

\$879,900



Welcome to Spectrum 2 by Concord Pacific - Centrally located in the heart of Downtown your Southeast corner 2 bedroom + Den + Office offers 940 SF of spacious living space, separated bedrooms, den with windows perfect as an office to work from home & a balcony to enjoy the beautiful open city views. Features include floor to ceiling windows allowing plenty of natural light, laminate flooring in living areas & Whirlpool stainless steel upgraded appliance package. Spectrum offers exclusive access to the World Class Amenities at Club Ozone: Indoor pool, sauna, steam room, fitness centre, party room, full time concierge and so much more. Situated between Crosstown and Yaletown, your home has a walkscore of 96! You are steps away from Costco, BC Place, Rogers Arena, Skytrain, shopping, restaurants, cafes & much more!

KEY INFORMATION

ADDRESS: #810 - 668 Ciradel Parade, Vancouver

PRICE: \$879,900

AREA: Downtown

TYPE: 2 Bedroom + 2 Bath + Den + Flex

SQ FT: 940 SF + 35 SF Balcony

YEAR BUILT: 2007

TAX: \$2,338.00 (2021)

STRATA FEES: \$536.05

FEATURES

VIEWS: City Views

PARKING: 1 (#405)

LOCKER: Insuite

PETS: 1 Cat or 1 Dog

RENTAL: Minimum 1 Year

ELEMENTARY: Crosstown Elementary

HIGH SCHOOL: King George Secondary



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810-668 CITADEL PARADE, VANCOUVER, BC

MAIN FLOOR TOTAL: 940 SQ.FT.

BALCONY: 35 SQ. FT.



MAIN FLOOR PLAN
Ceiling Height: 8'-0"



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Presented by:
Derek Kai PREC*
 Rennie & Associates Realty Ltd.
 Phone: 604-868-1666

dkai@rennie.com

rennie

Active
R2631686

Board: V
 Apartment/Condo

810 668 CITADEL PARADE

Vancouver West
 Downtown VW
 V6B 1W6

Residential Attached

\$879,900 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$879,900**
 Meas. Type: Bedrooms: **2** Approx. Year Built: **2007**
 Frontage(feet): Bathrooms: **2** Age: **14**
 Frontage(metres): Full Baths: **2** Zoning: **CD-1**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,338.00**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: P.I.D.: **027-173-704** Tax Inc. Utilities?: **No**
 View: **Yes : City Views** Tour: **Virtual Tour URL**
 Complex / Subdiv: **Spectrum 2**
 Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Parking: **Garage; Underground**
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **:**
 Fixtures Rmvd: **Yes: Drapes**
 Floor Finish: **Laminate, Mixed**

Renovations: Reno. Year:
 # of Fireplaces: **0** R.I. Fireplaces: Rain Screen:
 Fireplace Fuel: **None** Metered Water:
 Fuel/Heating: **Baseboard, Electric** R.I. Plumbing:
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Legal: **STRATA LOT 268, PLAN BCS2478, DISTRICT LOT FC, 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 V**

Amenities: **Club House, Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Swirlpool/Hot Tub, Concierge**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **CithWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Sprinkler - Fire**

Finished Floor (Main): **940**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **940 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **940 sq. ft.**

Units in Development:
 Exposure: **Southeast**
 Mgmt. Co's Name: **Rancho**
 Maint Fee: **\$536.05**
 Maint Fee Includes: **Caretaker, Gardening, Hot Water, Management, Recreation Facility**

Tot Units in Strata: **443** Locker: **No**
 Storeys in Building: **31**
 Mgmt. Co's #: **604-684-4508**
 Council/Park Apprv?:

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht: # of Levels: **1**
 # of Kitchens: **1** # of Rooms: **8**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
 Restricted Age: # of Pets: **1** Cats: **Yes** Dogs: **Yes**
 # or % of Rentals Allowed:
 Short Term (<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details: **Minimum 1 Year**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	12'5 x 7'9			x	1	Main	4	No
Main	Living Room	8'9 x 8'6			x	2	Main	4	Yes
Main	Dining Room	8'9 x 8'6			x	3			
Main	Master Bedroom	11'7 x 11'11			x	4			
Main	Bedroom	10'7 x 8'4			x	5			
Main	Den	6'3 x 5'3			x	6			
Main	Flex Room	8'5 x 4'4			x	7			
Main	Patio	8'8 x 4'1			x	8			

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

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REA Full Public
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