



Presented by:
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ALI MAHMOUDI
Personal Real Estate Corporation

Active
R2977722

Board: V
Apartment/Condo

2905 583 BEACH CRESCENT

Vancouver West
Yaletown
V6Z 3E6

Residential Attached

\$1,788,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,788,000
Meas. Type: Feet	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: \$4,538.36
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 026-239-973	Tax Inc. Utilities?:
View: Yes : UNOBSTRUCTED		Tour: Virtual Tour URL
Complex / Subdiv: Park West 2		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

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

Reno. Year: **2019**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit: **VERY CLOSE** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: **Yes: Dining room ceiling light, pendant lights in primary bdrm**
Floor Finish: **Mixed**

Legal: **STRATA LOT 147, 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: **Bike Room, Club House, Exercise Centre, Guest Suite, 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**

Finished Floor (Main): **1,040**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,040 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,040 sq. ft.**

Suite:
Basement: **None**
Crawl/Bsmt. Ht.: # of Levels: **1**
of Kitchens: **1** # of Rooms: **7**

Units in Development:
Exposure:
Mgmt. Co's Name: **Rancho Management Services**
Maint Fee: **\$651.86**
Maint Fee Includes: **Garbage Pickup, Gas, Hot Water, Recreation Facility, Water**

Tot Units in Strata: **175** Locker:
Storeys in Building: **36**
Mgmt. Co's #:
Council/Park Apprv?:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	6'6 x 3'6			x	1	Main	3	Yes
Main	Kitchen	9'1 x 8'10			x	2	Main	3	Yes
Main	Flex Room	7'8 x 5'0			x	3			
Main	Dining Room	10'8 x 12'0			x	4			
Main	Living Room	12'0 x 14'2			x	5			
Main	Bedroom	9'3 x 10'4			x	6			
Main	Primary Bedroom	9'10 x 12'5			x	7			
		x			x	8			

Listing Broker(s): **Royal LePage Sussex**

Welcome to the highly sought-after Park West 2 in the heart of Yaletown! This LUXURIOUSLY REDESIGNED 2 BED/2 BATH residence boasts floor-to-ceiling windows & high-end finishes, offering breathtaking, UNOBSTRUCTED VIEWS of the OCEAN, PARK, False Creek & city skyline. The stunning kitchen features custom cabinetry, premium MIELE appliances & spacious flex room w/ built-in cabinetry—perfect for extra storage. The open-concept dining & living area flows seamlessly, all overlooking the ocean. Other highlights include engineered hardwood, designer lighting, spa-inspired bathrooms & TWO SIDE-BY-SIDE PARKING SPOTS. Enjoy world-class amenities: indoor pool, jacuzzi, sauna, gym, squash court, theatre, games & party rooms & guest suite. Steps from the Seawall, Yaletown's best restaurants & SkyTrain.