



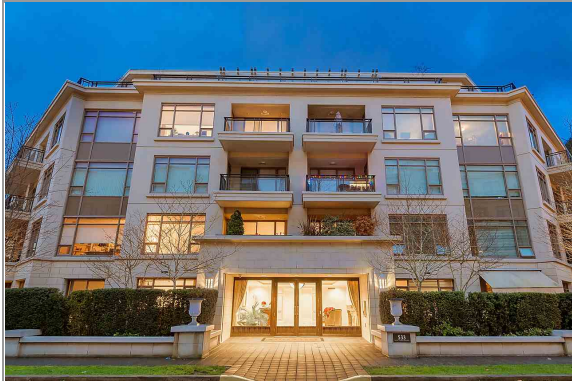
Presented by:
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Active
R2019473
 Board: V
 Apartment/Condo

401 533 WATERS EDGE CRESCENT
 West Vancouver
 Park Royal
 V7T 0A2

Residential Attached
\$939,000 (LP)
 (SP)



Sold Date:
 Meas. Type: **Feet**
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain: **No**
 Approval Req?:
 Exposure:
 If new, GST/HST inc?:
 Mgmt. Co's Name:
 Mgmt. Co's Phone:
 View: **Yes: SW and Sentinel Hill**
 Complex / Subdiv: **Water's Edge**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Frontage (feet):
 Frontage (metres):
 Bedrooms: **2**
 Bathrooms: **2**
 Full Baths: **2**
 Half Baths: **0**
 Maint. Fee: **\$520.48**

Original Price: **\$939,000**
 Approx. Year Built: **2006**
 Age: **9**
 Zoning: **APU**
 Gross Taxes: **\$2,257.62**
 For Tax Year: **2015**
 Tax Inc. Utilities?: **No**
 P.I.D.: **026-953-137**

Style of Home: Corner Unit, Upper Unit	Total Parking: 1	Covered Parking: 1	Parking Access:
Construction: Concrete	Parking: Garage; Underground, Visitor Parking		
Exterior: Concrete, Glass, Stone			Locker:
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
Rain Screen:	R.I. Plumbing:	Units in Development:	Total Units in Strata:
Renovations:	R.I. Fireplaces:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	# of Fireplaces: 1	Seller's Interest: Registered Owner	
Fireplace Fuel: Electric		Property Disc.: Yes	
Fuel/Heating: Radiant		Fixtures Leased: No	
Outdoor Area: Balcony(s)		Fixtures Rmvd: No	
Type of Roof: Tile - Concrete, Torch-On		Floor Finish: Hardwood, Tile	

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management**
 Legal: **PL BCS2177 LT 73 LD 36**

Amenities: **Air Cond./Central, Elevator, Exercise Centre, In Suite Laundry, Storage**

Site Influences:
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'8 x 10'			x			x
Main	Kitchen	11'1 x 7'2			x			x
Main	Dining Room	11'8 x 8'6			x			x
Main	Master Bedroom	13'11 x 13'11			x			x
Main	Bedroom	13'1 x 10'2			x			x
Main	Den	11'9 x 6'11			x			x
Main	Patio	9'6 x 7'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,070	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	5	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 1,070 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,070 sq. ft.				7				
				8				

Listing Broker(s): **Angell Hasman & Assoc.Rlty.Ltd** **Angell Hasman & Assoc.Rlty.Ltd**

Located in the prestigious Water's Edge community, this stunning two bedroom plus den corner apartment features sun drenched southwest exposure and is only steps away from the best that West Vancouver has to offer. The suite is well appointed with 9' ceilings, 2 full bathrooms, air conditioning and a sun soaked balcony. Top of the line finishes are featured throughout including Miele & Sub Zero appliances, granite countertops, crown moulding, 'Herringbone' hardwood floors and wool carpets. The Water's Edge also offers world class amenities including a gym, sauna, library & on site concierge. Don't miss out on your chance to own this exclusive West Vancouver address.