

**Active**  
**R2338321**  
 Board: V, Attached  
 Townhouse

**286 BEACH CRESCENT**

Vancouver West  
 Yaletown  
 V6Z 0A7

**\$3,190,000** (LP)  
 (SP)



DOM: **24** List Date: **2/4/2019** Expiry Date: **8/2/2019**  
 Prev. Price: **\$0** Original Price: **\$3,190,000** Sold Date:  
 Meas. Type: **Feet** Frontage (feet): Approx. Year Built: **2010**  
 Depth/Size: Frontage (metres): Age: **9**  
 Sq. Footage: **0.00** Bedrooms: **2** Zoning: **CD-1**  
 Flood Plain: Bathrooms: **3** Gross Taxes: **\$5,388.22**  
 Exposure: Full Baths: **2** For Tax Year: **2018**  
 If new, GST/HST inc?: Half Baths: **1** Tax Inc. Utilities?: **No**  
 P.I.D.: **028-132-980** Council Apprv?: Maint. Fee: **\$1,424.32**  
 View: **Yes: WATER, CITY & PARK** Tour: **Virtual Tour URL**  
 Mgmt. Co's Name: **RANCH MANAGEMENT** Mgmt. Co #: **604-684-4508**  
 Complex / Subdiv: **The Erickson**  
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey**  
 Construction: **Concrete**  
 Exterior: **Concrete, Glass, Metal**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Forced Air, Heat Pump, Natural Gas**  
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
 Type of Roof: **Other**

Total Parking: **2** Covered Parking: **2** Parking Access:  
 Parking: **Garage; Double** Locker: **Yes**  
 Dist. to Public Transit: Dist. to School Bus:  
 Units in Development: **60** Total Units in Strata: **60**  
 Title to Land: **Freehold Strata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes:**  
 Fixtures Leased: :  
 Fixtures Rmvd: :  
 Floor Finish: **Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Management, Recreation Facility, Water**  
 Legal: **PL 3702 LT 4 DL FC LD 36 GRP 1**

Amenities: **Exercise Centre, Pool; Indoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Oven-Built In, Range Top, Security System**

Municipal Charges  
 Garbage:  
 Water:  
 Dyking:  
 Sewer:  
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'7 x 3'3			x			x
Main	Kitchen	13'5 x 9'1			x			x
Main	Dining Room	9'11 x 10'11			x			x
Main	Living Room	15'3 x 16'1			x			x
Main	Pantry	9'2 x 3'2			x			x
Main	Pantry	25'6 x 8'6			x			x
Above	Master Bedroom	16'5 x 13'6			x			x
Above	Bedroom	14'3 x 11'8			x			x
					x			
					x			

Finished Floor (Main): <b>791</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>791</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3	<b>Above</b>	<b>5</b>	<b>Yes</b>	Pool:
Finished Floor (Total): <b>1,582 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaws: <b>Pets Allowed, Rentals Allowed</b>			5				Door Height:
Grand Total: <b>1,582 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

List Broker 1: **Rennie & Associates Realty - Office: 604-681-8898** List Broker 2:  
 List Sales Rep 1: **Christopher Boyd PREC\* - Phone: 604-351-0533** **cboyd@rennie.com** Appointments: **Phone L.R. First**  
 List Sales Rep 2: **3:** Call: **CHRIS BOYD**  
 Sell Broker 1: **2:** Phone: **604-351-0533**  
 Sell Sales Rep 1: **2:** **3:**  
 Owner: **\*\*Privacy Protected\*\* GRAHAM & SYLVIE MACLACHLAN**  
 Commission: **3.255%-1ST \$100K/1.1625% BAL**  
 Occupancy: **Owner**

Realtor **Professionally measured. Buyer to verify if deemed important. 2-Car Private Garage (#56) w/ storage. \$100K in upgrades including custom**  
 Remarks: **millwork, lighting, sound system & more.**

**The Erickson, An iconic waterfront address designed by renowned architect Arthur Erickson. This rare and superbly crafted home provides 1,582 sf of spacious living, 2 bedrooms & 2.5 baths, A/C, a SieMatic kitchen w/ carrara marble slab counters, Miele + Sub-zero appliances, stunning baths finished w/ stone walls & floors, in-floor radiant Nuheat, glass counters, TV in-mirror & steam shower, as well as refined millwork by Poliform. Enjoy your own private 200 sf, hedge lined patio with impressive views of the water & park. Attentive concierge, spa-like amenities including ozonized pool, gym, steam, sauna & yoga room, an enclosed 2-Car garage w/ storage, and direct seawall access add to the sophistication of this luxury address.**