

Presented by:  
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Vancouver West, False Creek Residential Attached  
**# 806 2055 YUKON ST, V5Y 4B7** **MLS# V1140819** **Active**



List Price: \$998,800 Previous Price:

Subdiv/Complex: THE MONTREUX

Frontage:	Approx Yr Blt:	2006	PID:	026-602-920
Depth/Size:	Type:		Apartment/Condo	
Lot SqFt:	Age at List Date:	9	Zoning:	C-3A
Exposure:	Bedrooms:	2	Taxes:	\$3,164 (2015)
Stories in Bldg:	Bathrooms:	2	GST/HST Incl?:	
Flood Plain:	Full Baths:	2	Tax Incl Utilities:	
Meas. Type:	Half Baths:	0	Apprvl Reqd:	
Fixtures Lsd:				
Fixt Removed:				
View:	Y - DOWNTOWN AND NORTH SHORE MOUNTAINS			

Style of Home:	Corner Unit	Total Parking:	2	Covered Parking:	2
Construction:	Concrete	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Concrete, Glass, Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	92
Flooring:	Hardwood	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)	Property Disclosure:	Y		
Mngmt Co:	AWM	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Mngmt Ph:	604-685-3227	Maint Fee:	\$527.03		

Maint Charge Incl: Gas, Hot Water, Management, Caretaker, Recreation Facility, Gardening, Garbage Pickup

Legal: PL BCS1729 LT 89 DL 302 LD 36 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPOF  
 Amenities: Exercise Centre, Recreation Center, In Suite Laundry, Bike Room  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	20'1 X 14'10						
Main F.	Dining	19'0 X 12'8						
Main F.	Kitchen	14'6 X 9'0						
Main F.	Master Bedroom	15'8 X 9'7						
Main F.	Bedroom	18'0 X 11'4						
Main F.	Storage	6'4 X 5'8						

<b>Floor Area (SqFt):</b>	Total # Rooms:	6	<b>Bathrooms</b>
Finished Floor Area Main:	Finished Levels:	1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:			3
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs: 1 / Cats: Yes; Dogs: Yes		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

Listing Broker(s): RE/MAX Real Estate Services

Sub-Penthouse at the Montreux with fantastic Downtown & mountain views in a first class, pro-active, concrete building!! 2 large Bedrooms, 2 Bathrooms (both ensuites) over a spacious, open 1528 sqft floorplan, this corner suite (N, E & W exposures) is extremely sunny & bright with floor-to-ceiling windows, dramatic curving window wall, beautiful mahogany floors, electric fireplace, balcony & large insuite storage. Enjoy the gourmet kitchen w/huge island/breakfast bar, granite counters & gas stove or your very large living space w/room for house-sized furniture. A perfect home for entertaining & perfectly situated to shopping, restaurants, downtown & Canada Line. 2 parking spots (in tandem), rentals & 1 pet ok. Open: Sat & Sun, 1-3.