



Presented by:  
**David J Seadon**

RE/MAX Real Estate Services  
Phone: 604-263-2823  
<http://www.thereferraladvantage.com>  
davidseadon@telus.net



**Active**  
**R2045833**

Board: V  
Apartment/Condo

**601 546 BEATTY STREET**

Vancouver West  
Downtown VW  
V6B 2L3

Residential Attached

**\$1,398,800** (LP)

(SP)



Sold Date: \_\_\_\_\_ Frontage (feet): \_\_\_\_\_ Original Price: **\$1,398,800**  
Meas. Type: \_\_\_\_\_ Frontage (metres): \_\_\_\_\_ Approx. Year Built: **2009**  
Depth / Size (ft.): \_\_\_\_\_ Bedrooms: **3** Age: **7**  
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **DD**  
Flood Plain: \_\_\_\_\_ Full Baths: **2** Gross Taxes: **\$3,376.96**  
Approval Req?: \_\_\_\_\_ Half Baths: **0** For Tax Year: **2015**  
Exposure: **West** Maint. Fee: **\$566.67** Tax Inc. Utilities?: \_\_\_\_\_  
If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **027-764-036**  
Mgmt. Co's Name: **AWM ALLIANCE** Tour: \_\_\_\_\_  
Mgmt. Co's Phone: **604-685-3227**  
View: **Yes: CITY AND MOUNTAINS**  
Complex / Subdiv: **THE CRANE**  
Services Connected: **Electricity, Natural Gas, Water**

Style of Home: <b>Corner Unit</b>	Total Parking: <b>2</b> Covered Parking: <b>2</b> Parking Access: <b>Lane</b>
Construction: <b>Concrete</b>	Parking: <b>Garage; Underground</b>
Exterior: <b>Brick</b>	Locker: <b>N</b>
Foundation: <b>Concrete Perimeter</b>	Dist. to School Bus: _____
Rain Screen: _____	Total Units in Strata: <b>59</b>
Renovations: _____	Dist. to Public Transit: _____
Water Supply: <b>City/Municipal</b>	Units in Development: _____
Fireplace Fuel: <b>Gas - Natural</b>	Title to Land: <b>Freehold Strata</b>
Fuel/Heating: <b>Forced Air</b>	Seller's Interest: <b>Registered Owner</b>
Outdoor Area: <b>Rooftop Deck</b>	Property Disc.: <b>Yes</b>
Type of Roof: <b>Other</b>	Fixtures Leased: <b>No</b>
Reno. Year: _____	Fixtures Rmvd: <b>Yes: DINING RM LIGHT FIXTURE, TV, TV BRACKET IN LIVING</b>
R.I. Plumbing: _____	Floor Finish: <b>Concrete</b>
R.I. Fireplaces: _____	
# of Fireplaces: <b>2</b>	

Maint Fee Inc: **Gas, Heat, Hot Water, Management**  
Legal: **PL BCS3240 LT 49 DL 541 LD 36**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'4 x 15'2			x			x
Main	Dining Room	15'2 x 7'10			x			x
Main	Kitchen	15'2 x 8'4			x			x
Main	Master Bedroom	15'4 x 12'7			x			x
Main	Walk-In Closet	9'1 x 6'5			x			x
Main	Bedroom	11'7 x 11'1			x			x
Main	Bedroom	11'5 x 9'2			x			x
Main	Storage	6'6 x 6'5			x			x
					x			
					x			

Finished Floor (Main): <b>1,412</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height: _____			1	Main	5	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age: _____			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Y</b>	Dogs: <b>Y</b>	3				Pool:
Finished Floor (Total): <b>1,412 sq. ft.</b>	# or % of Rentals Allowed: _____			4				Garage Sz:
	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>1,412 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

**Outstanding sub-penthouse at The Crane, one of Vancouver's best heritage conversions and steps to the city's best restaurants and entertainment. Over 1400 sqft of modern living space with a wall of windows that opens up thru two auto-rolling overhead glass doors to 600 sqft of private, west-facing deck complete with beautiful brick outdoor fireplace and city and mountain views. Truly an example of bringing the outside in! There are so many amazing features to this home: 3 large bedrooms, polished concrete floors, spa-like bathrooms, double-sided gas fireplace, gourmet kitchen with large island and wine fridge, A/C, large insuite storage, 2 secure parking. This is everything you could want for Downtown living! Opens: Thurs, Mar. 17,4-6; Fri, Mar 18, 10:30-12:30, Sat & Sun, Mar 19 & 20,1-3.**