



Presented by:
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Active
R2348240
Board: V
Apartment/Condo

706 1383 MARINASIDE CRESCENT

Vancouver West
Yaletown
V6Z 2W9

Residential Attached
\$1,898,800 (LP)
(SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$1,898,800**
Meas. Type: **Feet** Frontage (metres): _____ Approx. Year Built: **1999**
Depth / Size (ft.): _____ Bedrooms: **2** Age: **20**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD1**
Flood Plain: _____ Full Baths: **2** Gross Taxes: **\$4,236.36**
Council Apprv?: _____ Half Baths: **0** For Tax Year: **2018**
Exposure: **Southeast** Maint. Fee: **\$651.61** Tax Inc. Utilities?: _____
If new, GST/HST inc?: _____ P.I.D.: **024-240-478**
Mgmt. Co's Name: **STRATAWEST** Tour: _____
Mgmt. Co's Phone: **604-904-9595**
View: **Yes: FALSE CREEK**
Complex / Subdiv: **COLUMBUS**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Upper Unit**
Construction: **Concrete**
Exterior: **Concrete, Glass, Mixed**
Foundation: **Concrete Perimeter**
Rain Screen: _____
Renovations: _____
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year: **2013**
R.I. Plumbing: _____
R.I. Fireplaces: _____
of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access: _____
Parking: **Garage; Underground, Visitor Parking**
Locker: **N**
Dist. to Public Transit: _____
Units in Development: _____
Title to Land: **Freehold Strata**
Dist. to School Bus: _____
Total Units in Strata: **96**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood**

Maint Fee Inc: **Caretaker, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility**
Legal: **STRATA LOT 54, PLAN LMS3449, DISTRICT LOT FALSE CREEK, 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**
Amenities: **Bike Room, Club House, Exercise Centre, In Suite Laundry, Pool; Indoor, Swirlpool/Hot Tub**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	24'6 x 17'0			x			x
Main	Kitchen	9'3 x 9'3			x			x
Main	Master Bedroom	18'3 x 10'11			x			x
Main	Bedroom	14'0 x 9'8			x			x
Main	Den	11'7 x 6'11			x			x
Main	Laundry	6'2 x 3'10			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	1,375	# of Rooms: 6	# 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	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 1	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total):	1,375 sq. ft.	# or % of Rentals Allowed:	Pets Allowed w/Rest., Rentals Allowed		4				Garage Sz:
Unfinished Floor:	0	Bylaws:			5				Door Height:
Grand Total:	1,375 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Stilhavn Real Estate Services**

Beautiful 2 bedroom & den home at the Columbus, one of Yaletown's premier buildings located right on the water's edge at the end of Marinaside. With clear views of False Creek, this bright & sunny, 1375 sqft suite is sure to impress with hardwood floors, spacious open floorplan, updated kitchen with breakfast bar, cozy gas fireplace, a large den/office with built-in Murphy bed that easily doubles as another bedroom plus an extra large master suite. Savour your morning coffee on your sun-drenched south facing balcony. All this in an excellent pro-active strata with 24 hr concierge, pool, fitness centre and more. 1 parking included. Rentals & one pet ok. Don't miss this one! Open House: Sat & Sun, March 16 & 17, 2-4.