



Presented by:
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Active Residential Attached
R2408248 **\$2,498,800** (LP)
 Board: V (SP)
 Townhouse 106 8 SMITHE MEWS
Vancouver West
Yaletown
V6B 0A5



Sold Date: _____ Frontage (feet): _____ Original Price: **\$2,498,800**
 Meas. Type: _____ Frontage (metres): _____ Approx. Year Built: **2008**
 Depth / Size (ft.): _____ Bedrooms: **2** Age: **11**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD-1**
 Flood Plain: _____ Full Baths: **2** Gross Taxes: **\$7,137.65**
 Council Apprv?: _____ Half Baths: **1** For Tax Year: **2019**
 Exposure: **Southwest** Maint. Fee: **\$910.34** Tax Inc. Utilities?: _____
 If new, GST/HST inc?: _____ P.I.D.: **027-734-676**
 Mgmt. Co's Name: **STRATAWEST** Tour: _____
 Mgmt. Co's Phone: **604-904-9595**
 View: **Yes: FALSE CREEK & COOPERS' PARK**
 Complex / Subdiv: **FLAGSHIP**
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: _____

Style of Home: 2 Storey	Total Parking: 2 Covered Parking: 2 Parking Access: _____	Locker: _____
Construction: Concrete	Parking: Garage; Underground	Dist. to School Bus: 6 BLKS
Exterior: Mixed	Dist. to Public Transit: 1 BLK	Total Units in Strata: 245
Foundation: Concrete Perimeter	Units in Development: _____	
Rain Screen: Full	Title to Land: Freehold Strata	
Renovations: _____	Property Disc.: Yes	
Water Supply: City/Municipal	Metered Water: _____	
Fireplace Fuel: Gas - Natural	R.I. Fireplaces: _____	
Fuel/Heating: Electric, Heat Pump	# of Fireplaces: 1	
Outdoor Area: Balcony(s), Patio(s)	Fixtures Leased: No	
Type of Roof: Other	Fixtures Rmvd: No	
	Floor Finish: Concrete, Hardwood, Tile	

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**
 Legal: **STRATA LOT 138, PLAN BCS3202, DISTRICT LOT FC, 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 APPROPRIATE**
 Amenities: **Air Cond./Central, Guest Suite, In Suite Laundry, Pool; Indoor, Recreation Center, Concierge**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'7 x 10'9			x			x
Main	Dining Room	9'5 x 9'0			x			x
Main	Kitchen	12'9 x 12'5			x			x
Main	Den	8'10 x 8'1			x			x
Above	Master Bedroom	14'6 x 10'8			x			x
Above	Walk-In Closet	6'1 x 4'0			x			x
Above	Bedroom	14'7 x 9'4			x			x
Above	Flex Room	12'8 x 10'2			x			x
Above	Storage	10'2 x 3'11			x			x
Above	Storage	8'1 x 3'9			x			x

Finished Floor (Main): 895	# of Rooms: 10 # of Kitchens: 1 # of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,086	Crawl/Bsmt. Height: _____	1	Above	5	Yes	Barn:
Finished Floor (Below): 0	Restricted Age: _____	2	Above	3	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2 Cats: Yes Dogs: Yes	3	Main	2	No	Pool:
Finished Floor (Total): 1,981 sq. ft.	# or % of Rentals Allowed: _____	4				Garage Sz:
Unfinished Floor: 0	Bylaws: Pets Allowed, Rentals Allowed, Smoking Restrictions	5				Grg Dr Ht:
Grand Total: 1,981 sq. ft.	Basement: None	6				
		7				
		8				

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

Enjoy unobstructed views of False Creek & Coopers' Park every day! Contemporary 2 level townhouse in sought after Flagship. At 1981 sqft this 2 bedroom + den + family/flexspace has plenty of room & features an entertaining sized living/dining area, sleek, stylish kitchen with Sub Zero & Miele appliances, large master suite w/ 5-pce spa-inspired ensuite & a big patio & balcony with SW exposure to enjoy the sun, views, BBQ & your evening glass of wine. Also includes your own private entrance that's just a few steps to the Seawall, cozy gas fireplace, hardwood on main & polished concrete floors up, A/C, double ensuite storage & 2 parking. Excellent strata & fabulous amenities: guest suite, Esprit City Club, lap pool, bowling alley, 24hr concierge + more! Come see! Open: Sat & Sun, 1-3