



Presented by:
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Active
R2776712
 Board: V
 Apartment/Condo

607 63 W 2ND AVENUE
 Vancouver West
 False Creek
 V5Y 0G8

Residential Attached
\$1,188,000 (LP)
 (SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$1,188,000**
 Meas. Type: Bedrooms: **2** Approx. Year Built: **2013**
 Frontage(feet): Bathrooms: **2** Age: **10**
 Frontage(metres): Full Baths: **2** Zoning: **CD-1**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,709.09**
 Sq. Footage: **0.00** For Tax Year: **2022**
 Flood Plain: P.I.D.: **029-011-396** Tax Inc. Utilities?:
 View: **: PARTIAL MOUNTAIN VIEW** Tour:
 Complex / Subdiv: **PINNACLE LIVING FALSE CREEK**
 First Nation
 Services Connctd: **Electricity, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Upper Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Mixed**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Forced Air, Heat Pump**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Reno. Year:
 Rain Screen: **Full**
 Metered Water:
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage; Underground**
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate**

Legal: **STRATA LOT 49, PLAN EPS1218, DISTRICT LOT 200A, GROUP 1, 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: **Bike Room, Club House, Exercise Centre, In Suite Laundry, Playground, Storage**

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

Finished Floor (Main): 987	Units in Development: 169	Tot Units in Strata: 169	Locker: Yes
Finished Floor (Above): 0	Exposure: North	Storeys in Building: 9	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: ASSOCIA	Mgmt. Co's #: 604-257-0325	
Finished Floor (Below): 0	Maint Fee: \$644.85	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility		
Finished Floor (Total): 987 sq. ft.			
Unfinished Floor: 0			
Grand Total: 987 sq. ft.	Bylaws Restrictions: Pets Allowed, Rentals Allowed, Smoking Restrictions		

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht: # of Levels: **1**
 # of Kitchens: **1** # of Rooms: **9**

Restricted Age:
 # or % of Rentals Allowed:
 Short Term (<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details: **4 WEEK MINIMUM**

of Pets: **2** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'6 x 11'1	Main	Foyer	6'4 x 4'6	1	Main	5	Yes
Main	Dining Room	11'6 x 6'11			x	2	Main	4	Yes
Main	Kitchen	8'0 x 7'9			x	3			
Main	Primary Bedroom	13'4 x 10'9			x	4			
Main	Walk-In Closet	11'3 x 5'5			x	5			
Main	Bedroom	9'10 x 9'10			x	6			
Main	Walk-In Closet	7'11 x 4'4			x	7			
Main	Den	8'6 x 4'8			x	8			

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

Fantastic 987 sqft, 2 bedroom, 2 bath + den on quiet side of Pinnacle Living False Creek. This excellent layout can't be beat: open living space w/ separated bedrooms, large kitchen island with seating, granite counters & gas stove, bright living room with balcony & partial mountain views & a perfect den for a home office. The primary suite is a great size w/ huge walk-in closet area & spa-like ensuite w/ soaker tub. The 2nd bedroom also has its own walkthru closet to its own ensuite. Comes with A/C, one parking, storage & bike locker. Excellent strata, proactive, with gym, party room & communal gardens. All this located in exciting Olympic Village, steps to the Sea Wall, Granville Island, Sky Train, & a multitude of restaurants, cafes & shopping. Open: Thur, May 11, 4-6; Sun, May 14, 2-4