



Presented by:
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Active Residential Attached
R2432356 **\$829,000** (LP)
 Board: V (SP)
 Apartment/Condo **2503 89 NELSON STREET**
 Vancouver West
 Yaletown
 V6Z 0E7



Sold Date:	Frontage (feet):	Original Price: \$829,000
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 2019
Depth / Size (ft.):	Bedrooms: 1	Age: 1
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: CD-1
Flood Plain:	Full Baths: 1	Gross Taxes: \$0.00
Council Apprv?:	Half Baths: 0	For Tax Year:
Exposure:	Maint. Fee: \$233.42	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: 030-888-557
Mgmt. Co's Name: RANCHO		Tour:
Mgmt. Co's Phone: 604-684-4508		
View: Yes: False Creek Marina / City		
Complex / Subdiv: THE ARC		
Services Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: Inside Unit, Upper Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Side
Construction: Concrete	Parking: Garage; Underground, Visitor Parking		
Exterior: Glass, Other			Locker: N
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: 1blk	Dist. to School Bus: Close By
Rain Screen:	R.I. Plumbing:	Units in Development: 560	Total Units in Strata:
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel:	R.I. Fireplaces:	Fixtures Leased: :	
Fuel/Heating: Electric	# of Fireplaces: 0	Fixtures Rmvd: :	
Outdoor Area: Balcony(s)		Floor Finish: Laminate, Tile	
Type of Roof: Tar & Gravel			

Maint Fee Inc: **Garbage Pickup, Gas, Hot Water, Management, Recreation Facility**
 Legal: **STRATA LOT 461 PLAN EPS5890 DISTRICT LOT FC LAND DISTRICT 1 LAND DISTRICT 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
 Amenities: **Bike Room, Club House, Elevator, Exercise Centre, In Suite Laundry, Concierge**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Oven - Built In, Sprinkler -**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 10'			x			x
Main	Dining Room	8' x 5'			x			x
Main	Kitchen	8' x 5'			x			x
Main	Bedroom	10' x 8'			x			x
Main	Den	7'6" x 5'4"			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 513	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath: 1	Floor: Main	# of Pieces: 4	Ensuite?: No	Outbuildings:
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1				Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 513 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed, Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 513 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **RE/MAX Masters Realty**

The ARC - by Concord Pacific is the newest Prestigious Iconic building at the gateway of Downtown False Creek. This Luxurious 1 Br+Den is very spacious and functional. Timeless & quality finishing. Kitchen with Miele appliances. Bathroom with marble tiles. The Sky Club is an Exquisite Resort style amenities with glass bottom pool, sauna, steam room, grand Lounge, fitness center, car wash station... & 24 hrs concierge service. Part of the vibrant Yaletown & the Best Master-planned community with just steps to seawall at Coopers' Park, Marina, restaurants, amenities & transit. If you treasure comfort & urban care- free living you will most likely be the lucky buyer. Feel free to stop at the Open House Sat, Feb 1st - 2-4. You will love what you see!