


**Active**  
**R2570012**  
 Board: V  
 Apartment/Condo

**2607 1033 MARINASIDE CRESCENT**

Vancouver West  
 Yaletown  
 V6Z 3A3

Residential Attached  
**\$1,980,000** (LP)  
 (SP) 



Sold Date: Frontage (feet): Original Price: **\$1,980,000**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2002**  
 Depth / Size (ft.): Bedrooms: **3** Age: **19**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD-1**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$5,318.88**  
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2020**  
 Exposure: **West** Maint. Fee: **\$907.74** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **025-204-041**  
 Mgmt. Co's Name: **First Service Residential** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone:  
 View: **Yes: SPECTACULAR FALSE CREEK MARINA**  
 Complex / Subdiv: **QUAY WEST**  
 Services Connected: **Community, Electricity, Natural Gas, Water**

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

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:  
 # of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access:  
 Parking: **Garage; Underground** Locker: **Y**  
 Dist. to Public Transit: Dist. to School Bus:  
 Units in Development: Total Units in Strata: **394**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **No**  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Laminate, Tile**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal, Water**  
 Legal: **STRATA LOT 141, PLAN LMS4555, 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 V**

Amenities: **Exercise Centre, Playground, Pool; Indoor, Sauna/Steam Room, Storage, Concierge**

Site Influences: **Central Location, Greenbelt, Marina Nearby, Shopping Nearby, Waterfront Property**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Free Stand F/P or Wdstove, Oven - Built In, Pantry, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	12'3 x 5'3			x			x
Main	Kitchen	12'5 x 8'0			x			x
Main	Pantry	7'11 x 6'1			x			x
Main	Living Room	12'9 x 14'6			x			x
Main	Dining Room	8'5 x 14'1			x			x
Main	Solarium	8'0 x 8'2			x			x
Main	Master Bedroom	11'0 x 11'5			x			x
Main	Bedroom	9'7 x 11'11			x			x
Main	Bedroom	8'9 x 8'9			x			x
		x			x			

Finished Floor (Main):	<b>1,335</b>	# of Rooms: <b>9</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	<b>Main</b>	<b>3</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Main</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total):	<b>1,335 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Grand Total:	<b>1,335 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Anson Realty Ltd.** **Anson Realty Ltd.**

**Unobstructed front row waterfront 3 bed and 2 bath home at Quay West with spectacular view of False Creek and beyond. Sensible layout with wide living/dining areas, full-size chef's kitchen complete with pantry, and bonus solarium. Enjoy the bright natural light in comfort with air-conditioning in all bedrooms & the living/dining room. Airy feeling with new light oak laminate flooring and fresh paint. Easy to show.**