

**Active**  
**R2744659**  
 Board: V  
 Apartment/Condo

**801 63 W 2ND AVENUE**

Vancouver West  
 False Creek  
 V5Y 0G8

Residential Attached

**\$1,689,000** (LP)

(SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$1,689,000**  
 Meas. Type: Bedrooms: **3** 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: **\$3,770.09**  
 Sq. Footage: **0.00** For Tax Year: **2022**  
 Flood Plain: P.I.D.: **029-011-591** Tax Inc. Utilities?: **No**  
 View: **Yes COURTYARD, CITY & MOUNTAIN** Tour: **Virtual Tour URL**  
 Complex / Subdiv: **PINNACLE LIVING FALSE CREEK**  
 First Nation Reserve:  
 Services Connctd: **Community, Electricity, Natural Gas, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Corner Unit, Upper Unit**  
 Construction: **Concrete, Frame - Metal**  
 Exterior: **Concrete, Glass, Mixed**  
 Foundation: **Concrete Block**

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

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

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

Legal: **STRATA LOT 69, 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: **Air Cond./Central, Exercise Centre, Playground, Recreation Center**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Oven - Built In, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): <b>1,331</b>	Units in Development: <b>158</b>	Tot Units in Strata:	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>North</b>	Stores in Building:	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Associa</b>	Mgmt. Co's #:	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$876.04</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Gas, Heat, Management, Recreation Facility, Snow removal</b>		
Finished Floor (Total): <b>1,331 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,331 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed</b>		
Suite:	Restricted Age:	# of Pets: <b>1</b>	Cats: Dogs:
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr) Rnt/Lse Alwd?: <b>Yes</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details: <b>min. 4 weeks</b>		
# of Rooms: <b>9</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'10 x 10'11	Main	Storage	9'11 x 3'11	1	Main	5	Yes
Main	Dining Room	13'6 x 7'6			x	2	Main	4	No
Main	Kitchen	10'0 x 7'8			x	3			
Main	Den	5'8 x 8'0			x	4			
Main	Primary Bedroom	10'3 x 11'0			x	5			
Main	Walk-In Closet	4'11 x 8'4			x	6			
Main	Bedroom	13'0 x 11'4			x	7			
Main	Bedroom	9'11 x 11'8			x	8			

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

**RARE Subpenthouse-level 3 Bed + Den corner home North, South & Western exposure, at Pinnacle False Creek Living. Two large terraces to enjoy the outdoors and view. Extra high ceilings (almost 10ft!), floor-to-ceiling windows allows lots of natural light. House-sized kitchen with breakfast island, 3 queen/king bedrooms, extra bright den space, and plenty of storage. Well managed building with gym, party room, children's play area, & rooftop communal garden. Perfect for family who enjoys the amenities & vibrancy of False Creek/Olympic Village. Some photos virtually staged. Tenanted, so please allow time to schedule showings.**