



Presented by:  
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**Active**  
**R2589540**

Board: V  
 Apartment/Condo

# 1901 198 AQUARIUS MEWS

Vancouver West  
 Yaletown  
 V6Z 2Y4

Residential Attached

**\$899,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$899,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1999</b>
Depth / Size (ft.):	Bedrooms: <b>1</b>	Age: <b>22</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>CD-1</b>
Flood Plain:	Full Baths: <b>1</b>	Gross Taxes: <b>\$2,328.83</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2020</b>
Exposure:	Maint. Fee: <b>\$456.64</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>024-522-562</b>
Mgmt. Co's Name: <b>First Service</b>		Tour:
Mgmt. Co's Phone: <b>604-864-5329</b>		
View: <b>Yes: Partial water, marina and city</b>		
Complex / Subdiv: <b>AQUARIUS II</b>		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>		

Style of Home: <b>Corner Unit, Upper Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Side</b>
Construction: <b>Concrete</b>	Parking: <b>Garage Underbuilding</b>		
Exterior: <b>Mixed</b>			Locker: <b>N</b>
Foundation: <b>Concrete Perimeter</b>	Reno. Year: <b>2017</b>	Dist. to Public Transit:	Dist. to School Bus:
Rain Screen:	R.I. Plumbing:	Units in Development: <b>480</b>	Total Units in Strata:
Renovations: <b>Partly</b>		Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	Metered Water:	Property Disc.: <b>Yes</b>	
Fireplace Fuel: <b>Gas - Natural</b>	R.I. Fireplaces:	Fixtures Leased: <b>:</b>	
Fuel/Heating: <b>Baseboard, Hot Water</b>	# of Fireplaces: <b>1</b>	Fixtures Rmvd: <b>:</b>	
Outdoor Area: <b>Balcony(s)</b>		Floor Finish: <b>Laminate, Mixed</b>	
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gas, Heat, Hot Water, Management, Recreation Facility, Snow removal**  
 Legal: **STRATA LOT 277, PLAN LMS3903, 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**  
 Amenities: **Bike Room, Club House, Exercise Centre, In Suite Laundry, Pool; Indoor**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'5 x 3'11			x			x
Main	Living Room	11'5 x 10'2			x			x
Main	Dining Room	11'5 x 8'			x			x
Main	Kitchen	8'7 x 7'5			x			x
Main	Bedroom	11'5 x 9'			x			x
Main	Den	9'2 x 7'8			x			x
Main	Flex Room	8'3 x 4'11			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>755</b>	# of Rooms: <b>7</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>4</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>755 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>755 sq. ft.</b>				7				
				8				

Listing Broker(s): **RE/MAX Real Estate Services**

**Fabulous marinaside living at Aquarius II. Spacious 1 bedroom, den + flew space corner suite. Beautiful city and water view. 2017 renovation including new kitchen, new appliances, bathroom, flooring etc. Hot water heat, gas cooking and gas fireplace. Balcony, in-suite storage/flex area; 1 parking. Excellent amenities including 24 hr concierge, gym, lagoon, clubhouse, indoor pool, theatre and more. A sought after location within steps to seawall, restaurants, shopping and Canada Line station. Direct access to Urban Fare from inside of building.**