



Presented by:
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Active **R2739069** **1111 MARINASIDE CRESCENT** Residential Attached
 Board: V Vancouver West **\$3,498,000** (LP)
 Townhouse Yaletown V6Z 2Y3 (SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$3,498,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1999**
 Frontage(feet): Bathrooms: **3** Age: **23**
 Frontage(metres): Full Baths: **3** Zoning: **CD-1**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$7,992.61**
 Sq. Footage: **0.00** For Tax Year: **2022**
 Flood Plain: P.I.D.: **024-519-901** Tax Inc. Utilities?:
 View: **Yes : Direct Marina Waterfront** Tour: **Virtual Tour URL**
 Complex / Subdiv: **AQUARIUS VILLAS**
 First Nation
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: Water Supply: **City/Municipal**

Style of Home: **2 Storey** Total Parking: Covered Parking: Parking Access:
 Construction: **Concrete** Parking: **Garage; Double**
 Exterior: **Concrete** Dist. to Public Transit: Dist. to School Bus:
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Renovations: **Partly** Reno. Year: Fixtures Leased: :
 # of Fireplaces: **1** R.I. Fireplaces: Rain Screen: :
 Fireplace Fuel: **Gas - Natural** Metered Water: Fixtures Rmvd: :
 Fuel/Heating: **Baseboard, Hot Water** R.I. Plumbing: Floor Finish:
 Outdoor Area: **Patio(s)**
 Type of Roof: **Other**

Legal: **STRATA LOT 11, 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: **Club House, Exercise Centre, Garden, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Concierge**
 Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**
 Features:

Finished Floor (Main): 1,128	Units in Development:	Tot Units in Strata:	Locker: No
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential BC	Mgmt. Co's #: 604-683-8900	
Finished Floor (Below): 958	Maint Fee: \$1,306.04	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility		
Finished Floor (Total): 2,086 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions		
Grand Total: 2,086 sq. ft.	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Suite:	# or % of Rentals Allowed:		
Basement: None	Short Term (<1yr)Rnt/Lse Alwd?: Yes		
Crawl/Bsmt. Ht: # of Levels: 2	Short Term Lse-Details: Minimum 1 month		
# of Kitchens: 1	# of Rooms: 9		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	19'1 x 11'8	Below	Mud Room	6'11 x 3'11	1	Main	4	No
Main	Dining Room	14'9 x 10'3			x	2	Below	5	Yes
Main	Kitchen	16'1 x 14'9			x	3	Below	4	Yes
Main	Bedroom	14'8 x 11'3			x	4			
Below	Master Bedroom	14'0 x 10'11			x	5			
Below	Walk-In Closet	6'9 x 6'5			x	6			
Below	Bedroom	14'4 x 10'0			x	7			
Below	Storage	7'0 x 5'8			x	8			

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

Spectacular waterfront residence across from the False Creek seawall. This gorgeous home offers over 2000 sq.ft. on two levels with amazing False Creek and marina views. 3 large bedrooms and 3 full bathrooms. 14' high ceiling living room. Oversized open kitchen for entertainment. A/C. Plenty of private open space with a large 287 sq.ft. terrace opens to a tranquil lagoon garden setting and 2 other view patios totalling 358 sq. ft. Huge 2 cars private attached garage with plenty of storage space. Recent upgraded common interior area, Aquarius Club, concierge area etc. Resort amenities include an indoor pool, gym, sauna, steam room, theatre, office, social room, lagoon party room, 24-hr concierge. House like luxurious city living at its best. A rare offering not to be missed.