



Presented by:  
**Margaret Leung**

RE/MAX Real Estate Services  
Phone: 604-263-2823  
http://www.margaretleungrealty.com  
mleun22@telus.net



**Active**  
**R3097750**  
Board: V  
Apartment/Condo

**1506 583 BEACH CRESCENT**

Vancouver West  
Yaletown  
V6Z 3E6

Residential Attached

**\$1,198,000** (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$1,198,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>2005</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>21</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>CD-1</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$4,097.40</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain:	P.I.D.: <b>026-239-205</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes : WATER &amp; CITY</b>		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv: <b>PARK WEST 2</b>		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Upper Unit**  
Construction: **Concrete**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations: **Partly**  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel: **None**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front, Side**  
Parking: **Garage; Underground**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Mixed**

Dist. to School Bus:

Legal: **STRATA LOT 70, PLAN BCS1219, DISTRICT LOT FALSE CREEK, 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 V**

Amenities: **Club House, Exercise Centre, Guest Suite, Playground, Pool; Indoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub, Concierge**  
Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): <b>1,062</b>	Units in Development: <b>175</b>	Tot Units in Strata: <b>175</b>	Locker: <b>No</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building: <b>36</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Rancho Management Services</b>	Mgmt. Co's #: <b>604-684-4508</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$688.16</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility</b>		
Finished Floor (Total): <b>1,062 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,062 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest.</b>		
Suite:	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: <b>1</b>	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16' x 9'9"			x	1	Main	3	No
Main	Dining Room	16' x 8'			x	2	Main	4	Yes
Main	Kitchen	8'5 x 8'10"			x	3			
Main	Primary Bedroom	11'3 x 11'			x	4			
Main	Bedroom	9'3 x 13'8"			x	5			
Main	Den	8'8 x 6'5"			x	6			
Main	Storage	7'5 x 6'11"			x	7			
					x	8			

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

**A premium waterfront residence at PARK WEST 2 in Yaletown. This luxurious corner suite offers spectacular views of George Wainborn Park and False Creek. The thoughtfully designed layout provides excellent separation between the entertainment areas and the two bedrooms. The light-filled living, dining and home office areas feature floor-to-ceiling windows that showcase breathtaking water and park view. Gourmet open kitchen, generous in-suite storage and a large laundry room with extra storage. Residents enjoy exclusive access to Super Club's resort-style amenities, including an indoor pool, fitness center, sauna, guest suite, concierge service, playground, etc. The location is unbeatable - just steps from the seawall, parks, shopping, dining, and entertainment. Open Sunday Marth 15th 2-4**