

Active
R2299286
 Board: V, Attached
 Apartment/Condo

2906 602 CITADEL PARADE

Vancouver West
 Downtown VW
 V6B 1X2

\$848,000 (LP)

(SP)



DOM: **13** List Date: **8/20/2018** Expiry Date: **12/31/2018**
 Prev. Price: **\$0** Original Price: **\$848,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): Approx. Year Built: **2007**
 Depth/Size: Frontage (metres): Age: **11**
 Sq. Footage: **0.00** Bedrooms: **2** Zoning: **CONDO**
 Flood Plain: Bathrooms: **1** Gross Taxes: **\$1,957.04**
 Exposure: Full Baths: **1** For Tax Year: **2017**
 If new, GST/HST inc?: Half Baths: **0** Tax Inc. Utilities?: **No**
 P.I.D.: **027-303-772** Council Apprv?: Maint. Fee: **\$387.05**
 View: **Yes: DOWNTOWN TO GROUSE MNT** Tour: **Virtual Tour URL**
 Mgmt. Co's Name: **Rancho** Mgmt. Co #: **604-684-4508**
 Complex / Subdiv: **SPECTRUM 4**
 Services Connctd: **Community, Electricity, Sanitary Sewer, Storm Sewer**

Style of Home: **Corner Unit, Upper Unit**
 Construction: **Concrete**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Baseboard**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Metal, Other, Torch-On**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage; Underground** Locker: **No**
 Dist. to Public Transit: Dist. to School Bus:
 Units in Development: Total Units in Strata: **245**
 Title to Land: **Freehold Strata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes:**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Management**
 Legal: **PL BCS2611 LT 188 DL FC LD 36. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.**
 Amenities: **Bike Room, Elevator, Exercise Centre, Pool; Indoor**

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Site Influences: **Recreation Nearby, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 11'			x			x
Main	Kitchen	9' x 8'			x			x
Main	Bedroom	9' x 9'			x			x
Main	Master Bedroom	10' x 9'			x			x
Main	Dining Room	8' x 8'			x			x
Main	Storage	9' x 5'			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 807	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 807 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: 0	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Door Height:
Grand Total: 807 sq. ft.	Basement: None			6				
				7				
				8				

List Broker 1: **Sotheby's Int'l Realty Canada - Office: 604-922-6995** List Broker 2:
 List Sales Rep 1: **Ian Watt PREC* - Phone: 604-999-9426** **ianwatt@ianwatt.ca**
 List Sales Rep 2: 3: **Phone L.R. First**
 Sell Broker 1: 3: **Call: TEXT/EMAIL - DONT CALL**
 Sell Sales Rep 1: 2: 3: **Phone: 604-999-9426**
 Owner: **Mamfus International Holdings (BVI) Limited**
 Commission: **3.125% ON 1ST 100K & 1.1625% ON REMAINDER.**
 Occupancy: **Vacant**

Realtor **TEXT 604-999-9426. BUYER TO VERIFY SIZE, AGE, CONDITION AND ZONING. Offers to be submitted before or after 5:00 pm any day of the**
 Remarks: **week. This condo is being sold as is, as the owners are overseas.**

Exceptional water, city and mountain views from every room of this amazing corner suite in one the most walkable locations in downtown Vancouver. Built by Concord Pacific this condo, being sold under the assessed value, offers two bedrooms plus a flex room, an open kitchen / dining / living area, fantastic natural light as well as a beautiful protected view and a west facing patio. Super amenities include an indoor swimming pool, hot-tub, sauna, steam room, gym, theatre room, party room & 24 hour concierge. Unbeatable convenience of being only steps away from the skytrain station, Costco, T&T super market, Rogers Arena, Yaletown, Robson St, library & Seawall. Pets and rentals are welcome. Visit realtors site for floor plan and more photos.