

Presented by:  
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False Creek North, Vancouver West Residential Attached  
**# 305 550 PACIFIC ST** **MLS # V762569** **Active**



List Price: \$539,000

Previous Price:	Subdiv/Complex:	Aqua @ The Park	
Original Price: \$550,000	View:	No	
Frontage:	Postal Code:	V6Z 3G2	Type: Apartment Unit
Depth/Size:			Approx Yr Blt: 2005
Lot SqFt: 0	Bedrooms:	2	Age at List Date 4
Exposure: W	Bathrooms:	2	Zoning: MULTI
Stories in Bldg: 25	Full Baths:	2	Taxes: \$1,920 / 2008
Flood Plain: No	Half Baths:	0	Gst Incl:
Meas. Type:			Apprvl Reqd: No
Fixtures Lsd: No			Occupancy: Owner
Fixt Removed: N			Tax Incl Utilities: N

Style of Home:	Inside Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Stall #:	15	Parking Stall Owned:	
Foundation:	Concrete Perimeter	Parking Access:	Side		
Exterior:	Brick / Concrete / Glass	Parking Facilities:	Garage; Underground		
Rain Screen:	Yes				
Type of Roof:	Tar & Gravel	Dist to Public Trans:	1 blk	Dist to School/Bus:	2 blks
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Wall/Wall/Mixed / Tile	Locker:	Yes	Locker #:	65
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard / Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Registered Owner		
Fireplace Fuel:	None	Mortgage Info:	0 - Treat as Clear Title;		
Outdoor Area:	Balcony(s)	Property Disclosure:	Available upon offer / No		
Mngmt Co/Phone:	Rancho Mgmt / 604-684-4508	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Mo. Maint Charge:	\$349.54				

Maint Charge Incl: Gardening, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility

Legal: SL 10 LD 36 DL FC PL BCS 1570 PID: 026-469-138  
 Amenities: Club House, Pool; Indoor, Sauna/Steam Room, Guest Suite, Exercise Centre, In Suite Laundry  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Microwave, Security System, Smoke Alarm, Sprinkler - Fire  
 Site Influences: Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 10'						
Main F.	Kitchen	8'5' X 8'						
Main F.	Dining	5' X 10'						
Main F.	Master Bedroom	11'8' X 11'4						
Main F.	Bedroom	9' X 11'						
Main F.	Storage	8' X 5'3						

<b>Floor Area (SqFt):</b>	Total # Rooms:	6	<b>Bathrooms</b>
Finished Floor Area Main: 904	Finished Levels:	1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area:	None	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0			3
Finished Floor Area Bsmt: 0	Bsmt Height:		4
Total Finished Floor Area: 904	Restricted Age:		5
	# Pets; Cats; Dogs:		6
Unfinished Floor Area: 0	# or % Rentals:		7
Grand Total Floor Area: 904			8

Listing Broker(s): (1) Sutton Grp-West Coast Realty

Resort style living @ Beach Crescent water front neighbourhood. Entry level 2 bdrm + 2 bath, 904 sqft in False Creek North. Spacious & great floor plan features: open gourmet kitchen w/stainless steel appliances(gas stove), granite counters, pantry or den off kitchen, huge master bdrm w/4pc ensuite, bright West facing, separate dining area, breakfast bar & more. 1 parking + 1 storage locker, outdoor balcony & resort amenities - 24/7 concierge, indoor pool, hot tub, squash court, theatre, guest suite & more. Just steps to multi million dollar park, Seawall, marinas & Granville Island. Open House: Sat , May 23. 2-4 PM.