



Presented by:

Esther Wong

Sutton Group-West Coast Realty
Phone: 604-710-0364
http://www.estherwong.ca
esther@estherwong.ca



Active
R2593637
Board: V
Apartment/Condo

711 618 ABBOTT STREET

Vancouver West
Downtown VW
V6B 0B9

Residential Attached

\$1,098,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$1,098,000
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 2007
Depth / Size (ft.):	Bedrooms: 2	Age: 14
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: CD-1
Flood Plain:	Full Baths: 2	Gross Taxes: \$3,112.92
Council Apprv?:	Half Baths: 0	For Tax Year: 2020
Exposure:	Maint. Fee: \$799.94	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 027-048-063
Mgmt. Co's Name: Pacific Quorum		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-683-3828		
View: Yes: Landscaped Garden & Water feat		
Complex / Subdiv: Firenze		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: Penthouse, Upper Unit	Total Parking: 2	Covered Parking: 2	Parking Access:
Construction: Concrete	Parking: Garage Underbuilding		Locker: N
Exterior: Concrete, Glass, Mixed	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
Foundation: Concrete Perimeter	R.I. Plumbing:	Units in Development:	Total Units in Strata:
Rain Screen:	Metered Water:	Title to Land: Freehold Strata	
Renovations:	R.I. Fireplaces:	Property Disc.: No	
Water Supply: City/Municipal	# of Fireplaces: 0	Fixtures Leased: No	
Fireplace Fuel:		Fixtures Rmvd: No	
Fuel/Heating: Baseboard, Hot Water		Floor Finish: Tile, Wall/Wall/Mixed	
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Metal			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**
 Legal: **STRATA LOT 229, PLAN BCS2313, 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 V**
 Amenities: **Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Sauna/Steam Room**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Refrigerator**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'3 x 8'11			x			x
Main	Dining Room	9'2 x 7'9			x			x
Main	Kitchen	9'2 x 8'3			x			x
Main	Master Bedroom	12'11 x 10'			x			x
Main	Bedroom	14'11 x 8'8			x			x
Main	Nook	8'3 x 6'4			x			x
Above	Flex Room	12'4 x 9'7			x			x
Above	Foyer	4'7 x 3'9			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,008	# of Rooms: 8	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 306	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 1,314 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 1,314 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Sutton Group-West Coast Realty**

Outstanding opportunity to own a 1314 sqft penthouse with 572 sqft of outdoor space at Firenze. Bright, light filled rooms with a view to the beautifully landscaped podium garden & pond. Desirable, open layout allows for plenty of flexibility. Chef's kitchen features ample cabinets, granite counters & newer stainless steel appliances. Separated bedrooms with bathrooms is akin to having two master suites. Bedroom are large enough to accommodate a desk or seating area. Generous flex space on the second level could be a home office, recreation room or 3rd bedroom & opens up onto a 513 sq ft patio with views of Science World & city. Two side by side secured parking, large in-suite storage & bike storage. Walk to shops, restaurants & services from this fantastic location!