

COREY ZACH
REAL SAVVY REAL ESTATE

2602-565 SMITHE ST

VANCOUVER, B.C. V6B 0E4 2 BED | 2 BATH | 809 SQFT



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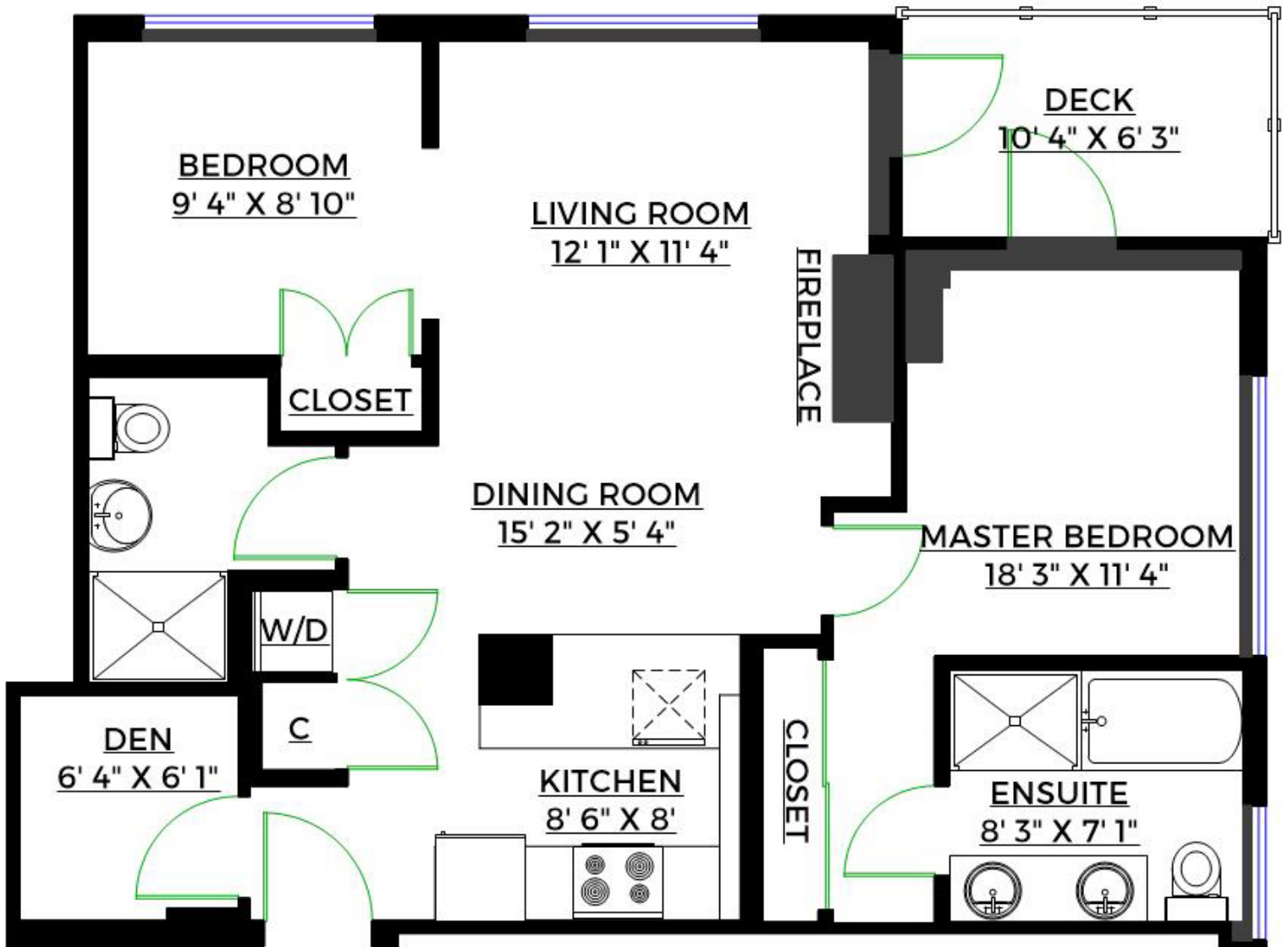
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PRIVATE COLLECTION at the VITA! Bright SOUTH WEST exposure of the CITY, WATER & MOUNTAINS, soaring high above on the 26th floor. 2 BR + Flex +2 parking & storage. As part of the Privileged Private Collection, it features lofty 8'6 ceilings, wide plank wood flooring, gas F/P & other special touches. In addition, this home comes complete with the standard Vita luxuries such as Kohler water tiles in the master ensuite, wood veneer cabinets with steel accents, mosaic marble backsplash, S/S farmhouse sink. Nobil European faucets + premium appliances like Fisher Pykel & Leibherr. Located steps from Robson shopping, Orpheum Theatre, Granville St, night life, restaurant & more. OPEN HOUSE SUNDAY JAN 29TH 2-4PM.



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RE/MAX CREST REALTY WESTSIDE
1428 W 7TH AVE | VANCOUVER, BC | V6H 1C1

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THIS COMMUNICATION IS NOT INTENDED TO CAUSE OR INDUCE A BREACH OF ANY EXISTING AGENCY RELATIONSHIP



Active
R2134598
 Board: V
 Apartment/Condo

2602 565 SMITHE STREET
 Vancouver West
 Downtown VW
 V6B 0E4

Residential Attached
\$1,020,000 (LP)
 (SP) **M**



Sold Date:
 Meas. Type:
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain:
 Approval Req?:
 Exposure: **Southwest**
 If new, GST/HST inc?:
 Mgmt. Co's Name: **RANCHO**
 Mgmt. Co's Phone: **604-684-4508**
 View: **Yes: Water, City, Mountains**
 Complex / Subdiv: **VITA**
 Services Connected: **Community, Electricity, Natural Gas**

Frontage (feet):
 Frontage (metres):
 Bedrooms: **2**
 Bathrooms: **2**
 Full Baths: **2**
 Half Baths: **0**
 Maint. Fee: **\$390.69**

Original Price: **\$1,020,000**
 Approx. Year Built: **2009**
 Age: **8**
 Zoning: **CD-1**
 Gross Taxes: **\$2,174.81**
 For Tax Year: **2016**
 Tax Inc. Utilities?:
 P.I.D.: **028-008-138**
 Tour:

Style of Home: **Corner Unit, Upper Unit**
 Construction: **Concrete**
 Exterior:
 Foundation: **Concrete Block**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Electric, Natural Gas**
 Outdoor Area: **Balcony(s)**
 Type of Roof:

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
 Parking: **Garage; Underground**
 Locker: **Y**
 Dist. to Public Transit:
 Units in Development: **146**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Tile**

Dist. to School Bus:
 Total Units in Strata: **146**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Water**
 Legal: **PL BCS3550 LT 135 DL 541 LD 36**

Amenities: **Elevator, Exercise Centre, Storage, Swirlpool/Hot Tub**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'1 x 11'4			x			x
Main	Kitchen	8'6 x 8'			x			x
Main	Master Bedroom	18'3 x 11'4			x			x
Main	Bedroom	9'4 x 8'10			x			x
Main	Den	6'24 x 6'1			x			x
Main	Dining Room	15'2 x 5'4			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	809	# of Rooms:	6	# of Kitchens:	1	# of Levels:	1	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	Yes	Outbuildings	
Finished Floor (Above):	0	Crawl/Bsmt. Height:						2	Main	4	No					Barn:	
Finished Floor (Below):	0	Restricted Age:						3								Workshop/Shed:	
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		4								Pool:	
Finished Floor (Total):	809 sq. ft.	# or % of Rentals Allowed:						5								Garage Sz:	
Unfinished Floor:	0	Bylaw Restrict:	No Restrictions, Pets Allowed, Rentals Allowed						6							Door Height:	
Grand Total:	809 sq. ft.	Basement:	None						7								
								8									

Listing Broker(s): **RE/MAX Crest Realty Westside**

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