



Presented by:  
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Welcome To  
**#2302 989 Beatty Street, Vancouver**

**Active**  
**R2056814**  
 Board: V  
 Apartment/Condo

**2302 989 BEATTY STREET**  
 Vancouver West  
 Yaletown  
 V6Z 3C2

Residential Attached  
**\$948,880** (LP)   
 (SP)

Sold Date: \_\_\_\_\_ Frontage (feet): \_\_\_\_\_ Original Price: **\$948,880**  
 Meas. Type: \_\_\_\_\_ Frontage (metres): \_\_\_\_\_ Approx. Year Built: **2004**  
 Depth / Size (ft.): \_\_\_\_\_ Bedrooms: **2** Age: **12**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **DD**  
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$2,269.69**  
 Approval Req?: **No** Half Baths: **0** For Tax Year: **2015**  
 Exposure: **South** Maint. Fee: **\$471.34** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **025-896-687**  
 Mgmt. Co's Name: **AWM ALLIANCE** Tour: [Virtual Tour URL](#)  
 Mgmt. Co's Phone: **604-685-3227**  
 View: **Yes: FALSE CREEK WATER/MTNS/CITY**  
 Complex / Subdiv: **THE NOVA**  
 Services Connected: **Community, Electricity, Water**

Style of Home: **Corner Unit, Upper Unit**  
 Construction: **Concrete**  
 Exterior: **Concrete, Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen: \_\_\_\_\_  
 Renovations: **Partly**  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Electric**  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Other, Tar & Gravel**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
 Parking: **Garage; Underground, Visitor Parking**  
 Locker: **Y**  
 Dist. to Public Transit: **1/2**  
 Units in Development: **158**  
 Title to Land: **Freehold Strata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate, Tile**  
 Dist. to School Bus: **1/2**  
 Total Units in Strata: **158**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Other, Recreation Facility, Snow removal, Water**  
 Legal: **PL BCS741 LT 151 DL FC LD 36**

Amenities: **Bike Room, Exercise Centre, Guest Suite, In Suite Laundry, Swirlpool/Hot Tub**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6' x 8'			x			x
Main	Living Room	13' x 11'			x			x
Main	Dining Room	13' x 8'			x			x
Main	Kitchen	11' x 8'			x			x
Main	Master Bedroom	12' x 10'			x			x
Main	Bedroom	12' x 9'			x			x
Main	Den	8' x 5'			x			x
Main	Storage	5' x 4'			x			x
					x			x
					x			x

Finished Floor (Main):	1,046	# of Rooms: 8	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: NR			3				Pool:
Finished Floor (Total):	1,046 sq. ft.	Cats: Y			4				Garage Sz:
		Dogs: Y			5				Door Height:
		# or % of Rentals Allowed:			6				
		Bylaw Restrict: Pets Allowed, Rentals Allowed			7				
Unfinished Floor:	0				8				
Grand Total:	1,046 sq. ft.	Basement: Part							

Listing Broker(s): **Sutton Grp-West Coast (Brdwy)**

Rarely available corner, 180 degree view home by Bosa in the heart of Yaletown. This large 2 BDRM, 2 BATH, DEN & FLEX RM was built for entertaining with a massive granite kitchen island & chef's kitchen complete with gas stainless stove. Take comfort w/the privacy & exclusivity of having only 4 suites per floor. The open concept floor plan gives you a spacious living/dining rms w/flr to ceiling windows, Walnut engineered H/W throughout, porcelain tiling, roller blinds, cozy fireplace, & balcony perfect for BBQ'ing. Good size master w/his & her walk through closets to the master spa bath. Amazing gym, sauna, jacuzzi, guest suite, yoga room, pets & rental friendly. First Open House, Sat & Sun, April 16/17, 12-130pm.



This communication is not intended to cause or induce breach of an existing agency agreement.







## #2302 989 Beatty St, Vancouver

**\$948,880**

Rarely available corner, 180 degree view home by Bosa in the heart of Yaletown. This large 2 BDRM, 2 BATH, DEN & FLEX RM was built for entertaining with a massive granite kitchen island & chef's kitchen complete with gas stainless stove. Take comfort w/the privacy & exclusivity of having only 4 suites per floor. The open concept floor plan gives you a spacious living/dining rms w/flr to ceiling windows, Walnut engineered H/W throughout, porcelain tiling, roller blinds, cozy fireplace, & balcony perfect for BBQ'ing. Good size master w/his & her walk through closets to the master spa bath. Amazing gym, sauna, jacuzzi, guest suite, yoga room, pets & rental friendly.

Strata Fees	\$471.34
Type	Condo
Year Built	2004
Style	Corner/Upper Unit
Bedrooms	2
Bathrooms	2

For more photos and a virtual tour, please visit: [www.therealsolutionsgroup.ca](http://www.therealsolutionsgroup.ca)



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