

#1001 - 628 Kinghorne Mews, Vancouver



Presented by:
Willie S Chan PREC*
 Pacific Evergreen Realty Ltd.
 Phone: 778-213-9399
 willie@williechan.com

Active
R2443987
 Board: V
 Apartment/Condo

1001 628 KINGHORNE MEWS
 Vancouver West
 Yaletown
 V6Z 3H6

Residential Attached
\$5,780,000 (LP)
 (SP) **M**



Sold Date:
 Meas. Type:
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain:
 Council Apprv?: **No**
 Exposure: **South**
 If new, GST/HST inc?:
 Mgmt. Co's Name: **Tribe Management**
 Mgmt. Co's Phone: **604-343-2601**
 View:
 Complex / Subdiv: **SILVER SEA**
 Services Connected: **Community, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Frontage (feet):
 Frontage (metres):
 Bedrooms: **3**
 Bathrooms: **4**
 Full Baths: **3**
 Half Baths: **1**
 Maint. Fee: **\$1,305.17**

Original Price: **\$5,780,000**
 Approx. Year Built: **2006**
 Age: **14**
 Zoning: **CD-1**
 Gross Taxes: **\$25,141.01**
 For Tax Year: **2019**
 Tax Inc. Utilities?:
 P.I.D.: **026-901-048**
 Tour: **Virtual Tour URL**

Style of Home: **1 Storey, Penthouse**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Metal**
 Foundation: **Concrete Slab**
 Rain Screen: **Partial**
 Renovations: **Completely**
 Water Supply: **Community**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Heat Pump, Natural Gas, Radiant**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Tar & Gravel**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Underground, Visitor Parking**
 Locker: **Y**

Reno. Year: **2012**
 R.I. Plumbing:
 Dist. to Public Transit: **1 BLOCK**
 Units in Development: **31**
 Title to Land: **Freehold Strata**
 Total Units in Strata: **31**

Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **1**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Mixed, Tile**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gas, Hot Water, Management, Snow removal**
 Legal: **STRATA LOT 30, PLAN BCS2128, 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 1 OR V, AS APPROPRIATE**
 Amenities: **Bike Room, Exercise Centre, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Cul-de-Sac, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 15'	Main	Foyer	20'2 x 6'8			x
Main	Dining Room	21' x 14'	Main	Foyer	10'9 x 4'10			x
Main	Kitchen	13' x 11'1						x
Main	Den	11' x 9'8						x
Main	Bedroom	14'1 x 12'8						x
Main	Bedroom	16'5 x 11'11						x
Main	Master Bedroom	15' x 12'2						x
Main	Walk-In Closet	9' x 9'						x
Main	Storage	10'9 x 3'11						x
Main	Laundry	6' x 3'						x

Finished Floor (Main):	2,266	# of Rooms: 12	# of Kitchens: 1	# of Levels: 0	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	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:			3	Main	3	Yes	Pool:
Finished Floor (Total):	2,266 sq. ft.	# or % of Rentals Allowed:			4	Main	2	No	Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed, Rentals Allowed			5				Grg Dr Ht:
Grand Total:	2,266 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Pacific Evergreen Realty Ltd.**

Rare opportunity! A Yaletown WATERFRONT PENTHOUSE with a million dollar panorama view. Seawall promenade at your door step. Silver Sea - private, exclusive building on the water. Wrap-around sun terrace. Spectacular South waterfront view of the False Creek and George Wainborn Park. Private elevator access to the suite, with 2nd guest elevator. 9' ceilings, superior finishes include solid wood mill work, built in media, walnut hardwood floors and limestone tile. Open gourmet kitchen features Sub Zero fridge and Miele appliances with gas cook top. 2 secured parking stalls, secured bike room and private storage room.



#1001 - 628 Kinghorne Mews, Vancouver

Willie S. Chan | 778-213-9399 • willie@williechan.com
 Personal Real Estate Corporation



