

#2307 - 455 Beach Crescent, Vancouver

\$819,900



Welcome to the Beach Crescent

Community at PARK WEST 1. This home has it all: 1 bedroom, PROPER Den with a window (could be used as a 2nd bedroom), a flex space & a balcony perfect for BBQing. Your Northeast corner home offer plenty of sunshine with floor to ceiling windows to enjoy beautiful Yaletown & False Creek views. Open concept Chef's kitchen with gas cook top, granite countertops & stainless steel appliances. Park West offers exclusive access to World Class Amen at Club Viva - swimming pool, sauna, hot tub, fully equipped gym, squash courts, guest suites, lounge & theatres. Fantastic neighbourhood with the Seawall, Park, Yaletown & the skytrain at your doorstep. 1 parking stall included.

KEY INFORMATION

ADDRESS: #2307 - 455 Beach Crescent, Vancouver

PRICE: \$819,900

AREA: Yaletown

TYPE: 1 Bedroom + 1 Bath + Den + Flex+ Balcony

SQ FT: 739 SF*

YEAR BUILT: 2005

TAX: \$2,890.64 (2025)

STRATA FEES: \$584.67

FEATURES

VIEWS: City and False Creek

PARKING: 1 (157)

PETS: 2 Dog or 2 Cats or 1 of Each

RENTAL: Minimum 30 Days

ELEMENTARY: Elsie Roy Elementary

HIGH SCHOOL: King George Secondary

* Strata Plan shows 735 SF



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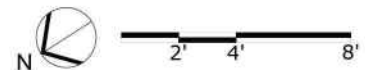
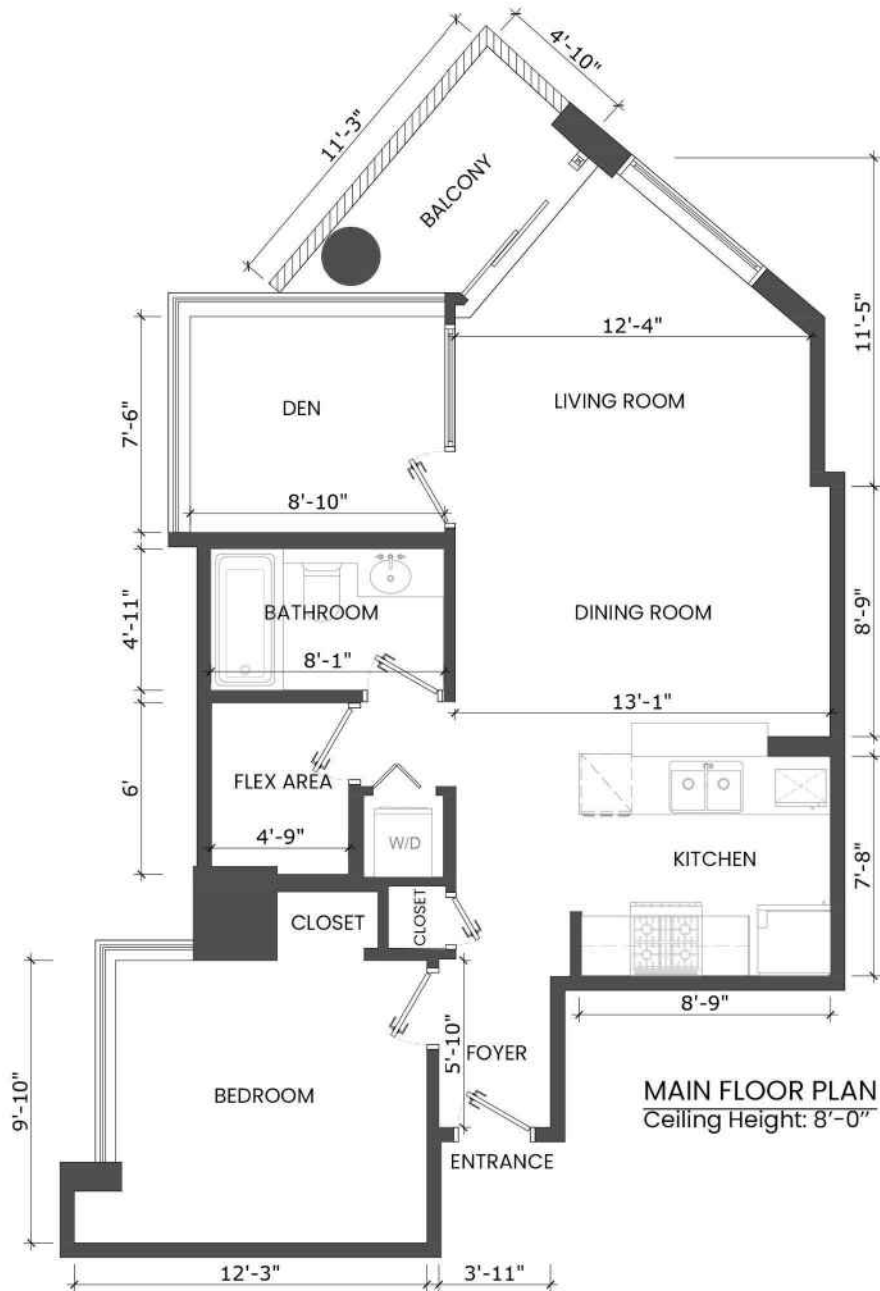
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2307-455 BEACH CRESCENT, VANCOUVER, BC

MAIN FLOOR TOTAL: 739 SQ.FT.
BALCONY: 43 SQ. FT.

*DISCLAIMER: STRATA PLAN SHOWS 735 SQ.FT.



* PERSONAL REAL ESTATE CORPORATION. THE FLOOR PLAN ILLUSTRATION IS NOT SUITABLE FOR CONSTRUCTION/ ARCHITECTURAL PURPOSES. MEASUREMENTS ARE APPROXIMATE AND MAY NOT BE TO SCALE. E&O INSURED. FLOOR PLAN DESIGNED BY ISHOT.CA ENTERPRISES INC. 604-368-7979 ISHOT.CA

ISHOT



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Presented by:
Derek Kai PREC*
Chow & Kai Group
 Rennie & Associates Realty Ltd.
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Active R3031267 Board: V Apartment/Condo		2703 455 BEACH CRESCENT Vancouver West Yaletown V6Z 3E5		Residential Attached \$1,699,900 (LP) (SP) M																																																																																											
		Sold Date: If new, GST/HST inc?: Meas. Type: Bedrooms: 2 Frontage(feet): Bathrooms: 2 Frontage(metres): Full Baths: 2 Depth / Size (ft.): Half Baths: 0 Sq. Footage: 0.00 Flood Plain: P.I.D.: 026-152-533 View: Yes : UNOBSTRUCTED FALSE CREEK Complex / Subdiv: Park West One First Nation: Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water Sewer Type: City/Municipal Water Supply: City/Municipal																																																																																													
Style of Home: 1 Storey, Corner Unit, Upper Unit Construction: Concrete Exterior: Concrete, Glass, Mixed Foundation: Concrete Perimeter		Total Parking: 2 Covered Parking: 2 Parking Access: Side Parking: Garage Underbuilding, Visitor Parking Dist. to Public Transit: NEAR Dist. to School Bus: NEAR Title to Land: Freehold Strata Property Disc.: No Fixtures Leased: : Fixtures Rmvd: : Floor Finish: Hardwood, Mixed, Tile																																																																																													
Renovations: # of Fireplaces: R.I. Fireplaces: Fireplace Fuel: Fuel/Heating: Baseboard, Electric Outdoor Area: Balcony(s) Type of Roof: Other		Reno. Year: Rain Screen: Metered Water: R.I. Plumbing: Legal: STRATA LOT 132 FALSE CREEK NEW WESTMINSTER DISTRICT STRATA PLAN BCS1099 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V																																																																																													
Amenities: Bike Room, Club House, Exercise Centre, Guest Suite, In Suite Laundry, Pool; Indoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub, Concierge Site Influences: Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby Features: CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Sprinkler - Fire																																																																																															
Finished Floor (Main): 1,253 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 1,253 sq. ft. Unfinished Floor: 0 Grand Total: 1,253 sq. ft.		Units in Development: Exposure: Southwest Mgmt. Co's Name: Rancho Maint Fee: \$997.37 Maint Fee Includes: Caretaker, Garbage Pickup, Gas, Hot Water, Recreation Facility, Snow removal Tot Units in Strata: 173 Locker: No Storeys in Building: Mgmt. Co's #: 604-684-4508 Council/Park Apprv?: Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns Restricted Age: # of Pets: 2 Cats: Yes Dogs: Yes # or % of Rentals Allowed: Short Term(<1yr)Rnt/Lse Alwd?: Yes Short Term Lse-Details: Minimum 30 days																																																																																													
Suite: Basement: None Crawl/Bsmt. Ht: # of Kitchens: 1 # of Levels: 1 # of Rooms: 9		<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite?</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td>Kitchen</td> <td>8'10" x 10'</td> <td>Main</td> <td>Patio</td> <td>11'8" x 10'1"</td> <td>1</td> <td>Main</td> <td>4</td> <td>Yes</td> </tr> <tr> <td>Main</td> <td>Living Room</td> <td>12'8" x 15'2"</td> <td></td> <td></td> <td>x</td> <td>2</td> <td>Main</td> <td>4</td> <td>No</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>7' x 15'2"</td> <td></td> <td></td> <td>x</td> <td>3</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Primary Bedroom</td> <td>13'1" x 10'11"</td> <td></td> <td></td> <td>x</td> <td>4</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Walk-In Closet</td> <td>9'4" x 5'1"</td> <td></td> <td></td> <td>x</td> <td>5</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>10'3" x 13'8"</td> <td></td> <td></td> <td>x</td> <td>6</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Den</td> <td>7'7" x 7'8"</td> <td></td> <td></td> <td>x</td> <td>7</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Pantry</td> <td>5'7" x 6'11"</td> <td></td> <td></td> <td>x</td> <td>8</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?	Main	Kitchen	8'10" x 10'	Main	Patio	11'8" x 10'1"	1	Main	4	Yes	Main	Living Room	12'8" x 15'2"			x	2	Main	4	No	Main	Dining Room	7' x 15'2"			x	3				Main	Primary Bedroom	13'1" x 10'11"			x	4				Main	Walk-In Closet	9'4" x 5'1"			x	5				Main	Bedroom	10'3" x 13'8"			x	6				Main	Den	7'7" x 7'8"			x	7				Main	Pantry	5'7" x 6'11"			x	8			
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Listing Broker(s): Rennie & Associates Realty Ltd.																																																																																															
Spectacular 37th Floor Southwest Corner Suite with Unmatched Panoramic Views. RARELY AVAILABLE 2 bdrm, 2 bath + den + pantry/office home in Park West 1. Soak in stunning views of False Creek, George Wainborne Park & English Bay through expansive floor-to-ceiling windows or from your oversized private balcony. This beautifully designed unit features granite countertops, a gas cooktop, stainless steel appliances, and plenty of in-suite storage. The smart floorplan offers ideal separation between the bedrooms and main living areas, with a den perfect for a home office. Park West offers exclusive access to World Class Amenities at Club Viva - swimming pool, sauna, hot tub, fully equipped gym, squash courts, guest suites, lounge & theatres. 2 side by side parking stall included.																																																																																															

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