

#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 Amenities 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



Derek Kai PERSONAL REAL ESTATE CORPORATION
604.868.1666
dkai@rennie.com
expertliving.ca

rennie



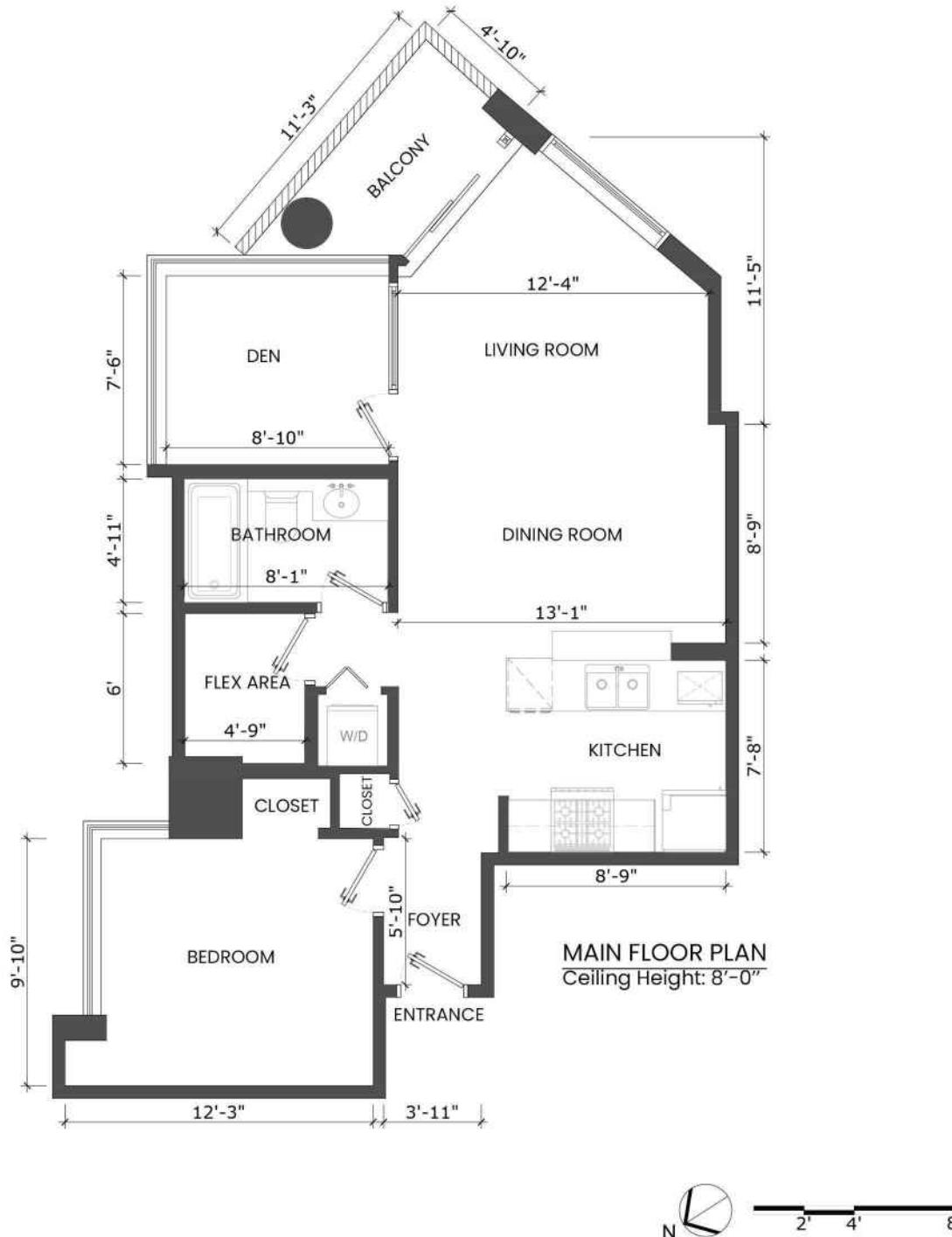
Derek Kai Personal Real Estate Corporation
604.868.1666
dkai@rennie.com
expertliving.ca

rennie

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



Derek Kai Personal Real Estate Corporation
604.868.1666
dkai@rennie.com
expertliving.ca

rennie



Presented by:
Derek Kai PREC*
Chow & Kai Group
Rennie & Associates Realty Ltd.
Phone: 604-868-1666
dkai@rennie.com

rennie

Active
R3031267

Board: V
Apartment/Condo

2703 455 BEACH CRESCENT

Vancouver West
Yaletown
V6Z 3E5

Residential Attached

\$1,699,900 (LP)

(SP)



| | | |
|--|-------------------------------------|------------------------------------|
| Sold Date: | If new/GST/HST inc?: | Original Price: \$1,699,900 |
| Meas. Type: | Bedrooms: 2 | Approx. Year Built: 2005 |
| Frontage(feet): | Bathrooms: 2 | Age: 20 |
| Frontage(metres): | Full Baths: 2 | Zoning: CD-1 |
| Depth / Size (ft.): | Half Baths: 0 | Gross Taxes: \$5,615.81 |
| Sq. Footage: 0.00 | | For Tax Year: 2024 |
| Flood Plain: | P.I.D.: 026-152-533 | Tax Inc. Utilities?: No |
| View: Yes :UNOBSTRUCTED FALSE CREEK | | Tour: |
| Complex / Subdiv: Park West One | | |
| First Nation | | |
| Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water | | |
| City/Municipal | Water Supply: City/Municipal | |

Style of Home: **1 Storey, Corner Unit, Upper Unit**
Construction: **Concrete**
Exterior: **Concrete, Glass, Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

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**

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 | Units in Development: | | Tot Units in Strata: 173 | Locker: No |
| Finished Floor (Above): | 0 | Exposure: Southwest | | Storeys in Building: | |
| Finished Floor (AbvMain2): | 0 | Mgmt. Co's Name: Rancho | | Mgmt. Co's #: | 604-684-4508 |
| Finished Floor (Below): | 0 | Maint Fee: \$997.37 | | Council/Park Apprv?: | |
| Finished Floor (Basement): | 0 | Maint Fee Includes: Caretaker, Garbage Pickup, Gas, Hot Water, Recreation Facility, Snow removal | | | |
| Finished Floor (Total): | 1,253 sq. ft. | | | | |
| Unfinished Floor: | 0 | | | | |
| Grand Total: | 1,253 sq. ft. | Bylaws Restrictions: Pets Allowed w/ Rest., Rentals Allwd w/ Restrcsns | | | |

| | | | | | |
|-------------------------|-----------------------|--|--|---------------------|-----------------------------------|
| Suite: | | Restricted Age: | | # of Pets: 2 | Cats: Yes Dogs: Yes |
| Basement: None | | # or % of Rentals Allowed: | | | |
| Crawl/Bsmt. Ht: | # of Levels: 1 | Short Term(<1yr)Rnt/Lse Alwd?: Yes | | | |
| # of Kitchens: 1 | # of Rooms: 9 | Short Term Lse-Details: Minimum 30 days | | | |

| 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 | | | |

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.

REA Full Public 1 Page The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'. 07/28/2025 05:59 PM



Derek Kai Personal Real Estate Corporation
604.868.1666
dkai@rennie.com
expertliving.ca

rennie