

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1996
Frontage (ft):		Bathrooms:	4	Age:	28
Lot Area:		Full Baths:	3	Zoning:	DD
Flood Plain:		Half Baths:	1	Gross Taxes:	\$7,185.33
Rear Yard Exp:		Maint. Fee:	1,874.22	For Tax Year:	2023
View:	Yes			P.I.D.:	023-925-931

Style of Home:	Corner Unit,Upper Unit	Parking:	Total: 2 - Covered: 2
Construction:	Concrete,Other	Covered Parking:	2
Exterior:	Mixed	Parking Access:	Rear
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	312 - Total Units in Strata: 312
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Hardwood	Fixtures Rmvd:	No

View:	Yes : English Bay, Water, Moutains
Mgmt. Company:	First Service Residential - 604-683-8900
Complex / Subdiv:	Pinnacle
Services Connected:	Electricity,Natural Gas,Water
Legal:	PL LMS2969 LT 301 & 302 DL 541 LD 36
Amenities:	Club House,Elevator,Exercise Centre,Garden,In Suite Laundry,Pool; Indoor,Sauna/Steam Room,Storage,Swirlpool/Hot Tub
Site Influences:	Central Location,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	Pets Allowed,Rentals Allowed
Listing Broker(s):	RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Eating Area	8'10 x 10'5	Main	Bedroom	11'7 x 19'4
Main	Kitchen	15'4 x 10'2	Main	Bedroom	8'9 x 12'10
Main	Dining Room	10'8 x 8'4			
Main	Living Room	13'5 x 12'5			
Main	Eating Area	12'10 x 13'1			
Main	Office	8'6 x 12'1			
Main	Primary Bedroom	11'4 x 27'8			

Finished Floor (Main):	2,509 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Main	3	Yes
Finished Floor (Total):	2,509 sqft	Basement:	None	Main	2	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,509 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Need space for your family and guests? Look no further than this 2500 sq ft Sub-Penthouse offering 3 Beds, 4 Baths plus Den/Office. Entertainers Dream w/Open floor plan, spacious Living & Dining room with CITY/MOUNTAIN views from the 586 sq ft deck. Chefs kitchen boasting High-End appliances, eating nook with FALSE CREEK view. ENGLISH BAY SUNSET views from the Luxurious Primary bedroom. 5 piece ensuite w/ oversized steam shower, walk-in closet. All bedrooms and Den provide ensuites and deck access. Designer wall decor, elaborate lighting, Power Blinds. 2 parking 2 storage units. Amenities: pool, gym, party room etc. Walk to shopping, sports/concerts, restaurants, 2 sky trains. Live in the city w/out compromising space. Quick possession possible.