



Presented by:  
**Charles Bilash**  
 SUNNUS Properties  
 Phone: 604-617-2947  
 www.charlesbilash.ca  
 charles@charlesbilash.com



**Active**  
**R2073268**  
 Board: V  
 Apartment/Condo

**2402 1616 BAYSHORE DRIVE**  
 Vancouver West  
 Coal Harbour  
 V6G 3L1

Residential Attached  
**\$4,310,000 (LP)**  
 (SP)



Sold Date: Frontage (feet): Original Price: **\$4,310,000**  
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2006**  
 Depth / Size (ft.): Bedrooms: **2** Age: **10**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD-1**  
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$7,749.49**  
 Approval Req?: Half Baths: **0** For Tax Year: **2015**  
 Exposure: Maint. Fee: **\$989.00** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **026-650-258**  
 Mgmt. Co's Name: **Strata West PropertyManagement** Tour:  
 Mgmt. Co's Phone:  
 View: **Yes: Coal Harbor, Ocean, Northshore**  
 Complex / Subdiv:  
 Services Connected: **Community, Electricity, Natural Gas, Storm Sewer, Water**

Style of Home: **Corner Unit, Penthouse**  
 Construction: **Concrete, Concrete Block, Concrete Frame**  
 Exterior: **Concrete, Glass, Metal**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: **Completely**  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Electric**  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Other, Tar & Gravel, Torch-On**

Reno. Year: **2015**  
 R.I. Plumbing:  
 R.I. Fireplaces:  
 # of Fireplaces: **2**  
 Total Parking: **2** Covered Parking: **2** Parking Access: **Side**  
 Parking: **Garage; Underground, Visitor Parking**  
 Locker: **Y**  
 Dist. to Public Transit:  
 Units in Development:  
 Title to Land: **Freehold Strata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **Yes: Wine Fridge in Living room; Patio heaters**  
 Floor Finish: **Hardwood**

Maint Fee Inc: **Caretaker, Gas, Hot Water, Management, Recreation Facility**  
 Legal: **PL BCS1820 LT 72 LD 36 OF THE PUBLIC HARBOUR BURRARD INLET**

Amenities: **Air Cond./Central, Bike Room, In Suite Laundry, Recreation Center, Storage**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Oven-Built In, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 14'	Main	Other	10' x 9'			x
Main	Dining Room	17' x 11'			x			x
Main	Kitchen	15' x 10'			x			x
Main	Foyer	8' x 6'			x			x
Main	Bedroom	14' x 13'			x			x
Main	Master Bedroom	27' x 17'			x			x
Main	Walk-In Closet	8' x 6'			x			x
Main	Walk-In Closet	13' x 7'			x			x
Main	Storage	12' x 5'			x			
Main	Other	13' x 7'			x			

Finished Floor (Main):	<b>1,823</b>	# of Rooms: <b>11</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Main	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>1,823 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed, Rentals Allowed</b>			5				Door Height:
Grand Total:	<b>1,823 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **SUNNUS Properties**

**A completely transformed SUB PH at 1616 Bayshore. Stunning details and design all with permits. Perched above with an eagle's view of Coal Harbor. Surpassing the quality of brand new with super high end Miele Kitchen, induction cooking, coffee makers, built ins, imported marbles and materials that inspires. Fabulous living, dining and kitchen for entertainment. Views from every possible window of this home. Custom lighting throughout; Gorgeous Master Bedroom with his and hers custom showcase closets; beautiful Spa Ensuite; a private outdoor area. 2nd Bdrm was well planned for multiple luxurious space. 2 huge outdoor summer living spaces. All automated blinds; gorgeous wide plank brushed engineered oak plank flooring. 2 parking, storage and so much more that is a must see to appreciate.**