

PJ Paul Wu
Jarvis Wong

#2505 - 602 Citadel
Parade Vancouver BC
V6B 1X2



\$695,000

1 BEDROOM

1 DEN

1 FULL BATH

TOTAL AREA: 686 SF

TAXES: \$1963.18

EXPOSURE: WEST

WELCOME HOME

- Discover downtown Vancouver living at its best with this incredible unit in Spectrum IV by Concord Pacific.
- This one-bedroom plus Den offers exceptional value and lifestyle. Enjoy stunning north mountain views from the covered balcony year-round.
- The location is unbeatable, with transportation and entertainment options steps away: a 3-minute walk to Skytrain, New Amazon Office, Rogers Arena, BC Place, Costco, T&T Supermarket, and more.
- Inside, find a sun-drenched office space, ample in-suite storage, and convenient laundry. The building offers a concierge, gym, pool, sauna, playground, and more.

Grand Central
REALTY

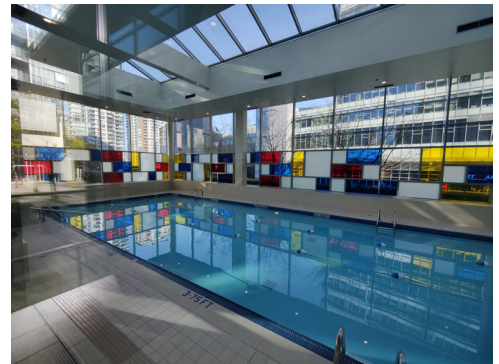
We Provide Professional Showing & E Marketing

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Active **2505 602 CITADEL PARADE** Residential Attached
R2872119 Vancouver West **\$695,000** (LP)
Board: V Downtown VW (SP)
Apartment/Condo V6B 1X2



Sold Date: If new,GST/HST inc?: **No** Original Price: **\$695,000**
Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **2007**
Frontage(feet): **0.00** Bathrooms: **1** Age: **17**
Frontage(metres): **0.00** Full Baths: **1** Zoning: **CD-1**
Depth / Size (ft.): **0.0** Half Baths: **0** Gross Taxes: **\$1,963.18**
Sq. Footage: **0.00** P.I.D.: **027-303-527** For Tax Year: **2023**
Flood Plain: View: **Yes :City, Mountain, Ocean** Tax Inc. Utilities?:
Complex / Subdiv: **SPECTRUM** Tour:
First Nation Reserv...
Services Connctd: **Electricity, Natural Gas, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey** Total Parking: Covered Parking: Parking Access:
Construction: **Concrete** Parking: **Garage; Underground**
Exterior: **Concrete, Glass, Metal** Dist. to Public Transit: **1 block** Dist. to School Bus: **Nearby**
Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Renovations: Reno. Year: Fixtures Leased: **No**
of Fireplaces: **0** R.I. Fireplaces: Rain Screen: Fixtures Rmvd: **No**
Fireplace Fuel: **None** Metered Water: Floor Finish: **Laminate, Mixed, Tile, Carpet**
Fuel/Heating: **Baseboard, Electric** R.I. Plumbing:
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Legal: **STRATA LOT 163, PLAN BCS2611, 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 V**

Amenities: **Bike Room, Club House, Elevator, Exercise Centre, In Suite Laundry, Playground, Pool; Indoor, Recreation Center, Sauna/Steam Room**

Site Influences: **Central Location, Lane Access, Marina Nearby, Paved Road, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Intercom, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): **686** Units in Development: Tot Units in Strata: **245** Locker: **No**
Finished Floor (Above): **0** Exposure: **Northwest** Storeys in Building: **37**
Finished Floor (AbvMain2): **0** Mgmt. Co's Name: **Rancho Management Services** Mgmt. Co's #: **604-684-4508**
Finished Floor (Below): **0** Maint Fee: **\$448.28** Council/Park Apprv?:
Finished Floor (Basement): **0** Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal**
Finished Floor (Total): **686 sq. ft.**
Unfinished Floor: **0**
Grand Total: **686 sq. ft.** Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Suite: **None** Restricted Age: # of Pets: **1** Cats: **Yes** Dogs: **Yes**
Basement: **None** # or % of Rentals Allowed: **100%**
Crawl/Bsmt. Ht: # of Levels: **1** Short Term(<1yr)Rnt/Lse Alwd?: **Yes**
of Kitchens: **0** # of Rooms: **6** Short Term Lse-Details: **MIN 30 DAYS**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Primary Bedroom	11'5 x 9'7			x	1	Main	3	No
Main	Living Room	17'2 x 10'10			x	2			
Main	Laundry	3'1 x 3'1			x	3			
Main	Den	8'10 x 4'10			x	4			
Main	Storage	9'7 x 4'1			x	5			
Main	Foyer	5'11 x 3'10			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Grand Central Realty**

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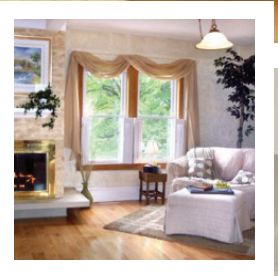
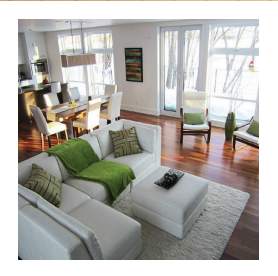
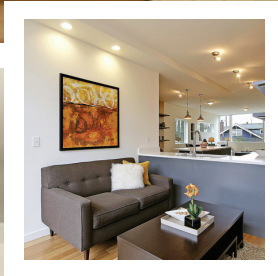
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Marketing Strategies

Weekly Update of Progress
Social Media Marketing
Ad Chasers
Full Advertising Campaign
E-Marketing
Tracking Buyers Online
Personal Showing
Free Video Virtual Tour
Professional Photography
Network of Real Estate Agents
Unconditional Cancellation
Guarantee



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