



Paul Wu



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Active **2203 602 CITADEL PARADE** Residential Attached
R2905969 Vancouver West **\$969,900 (LP)**
Board: V Downtown VW (SP) **M**
Apartment/Condo V6B 1X2



Sold Date: If new,GST/HST inc?: Original Price: **\$969,900**
Meas. Type: Bedrooms: **2** Approx. Year Built: **2007**
Frontage(feet): Bathrooms: **2** Age: **17**
Frontage(metres): Full Baths: **2** Zoning: **CD-1**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,547.11**
Sq. Footage: **0.00** P.I.D.: **027-303-357** For Tax Year: **2024**
Flood Plain: View: **Yes : mountain and city** Tax Inc. Utilities?: **No**
Complex / Subdiv: First Nation Reserv... Tour:
Services Connctd: **Community, Electricity, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Corner Unit** Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Construction: **Concrete Block** Parking: **Garage; Underground**
Exterior: **Concrete, Glass** Dist. to Public Transit: Dist. to School Bus:
Foundation: **Concrete Block** Title to Land: **Freehold Strata**
Concrete Perimeter Property Disc.: **Yes**
Renovations: Reno. Year: Fixtures Leased: :
of Fireplaces: R.I. Fireplaces: Rain Screen: Fixtures Rmvd: :
Fireplace Fuel: Metered Water: Floor Finish: **Hardwood, Tile, Carpet**
Fuel/Heating: **Baseboard** R.I. Plumbing:
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Legal: **STRATA LOT 146, 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: **Elevator, Exercise Centre, Pool; Indoor, Recreation Center, Sauna/Steam Room**

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Compactor - Garbage**

Finished Floor (Main): **885** Units in Development: **245** Tot Units in Strata: Locker:
Finished Floor (Above): **0** Exposure: Storeys in Building:
Finished Floor (AbvMain2): **0** Mgmt. Co's Name: Mgmt. Co's #:
Finished Floor (Below): **0** Maint Fee: **\$574.35** Council/Park Apprv?:
Finished Floor (Basement): **0** Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Hot Water, Recreation Facility, Snow removal**
Finished Floor (Total): **885 sq. ft.**
Unfinished Floor: **0**
Grand Total: **885 sq. ft.** Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Suite: **None** Restricted Age: # of Pets: Cats: Dogs:
Basement: **None** # or % of Rentals Allowed:
Crawl/Bsmt. Ht: # of Levels: **1** Short Term(<1yr)Rnt/Lse Alwd?: **Yes**
of Kitchens: **1** # of Rooms: **5** Short Term Lse-Details: **Check by law.**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Primary Bedroom	10' x 10'			x	1	Main	4	Yes
Main	Dining Room	12' x 9'			x	2	Main	4	No
Main	Bedroom	8'8' x 9'			x	3			
Main	Kitchen	8'6' x 5'			x	4			
Main	Den	7'2' x 8'6'			x	5			
					x	6			
					x	7			
					x	8			

Listing Broker(s): **Laboutique Realty** **Laboutique Realty**

Welcome to Spectrum 4 by Concord. A true gem in the heart of Vancouver. Two beds+den & 2 bath corner unit has breathtaking city & mountain views. The flexible layout allows it to be utilized as 4 beds, 60sf open balcony, floor to ceiling windows fill the home with natural light. great fitness facilities including 80ft Indoor Pool, soothing whirlpool, Steam/Sauna, Exercise Facility, Lounge, Meeting Room, Playground & 24 hr concierge services. Easy walk to T & T Supermarket, Costco, Skytrain, Pacific Centre, Yaletown, shops, restaurants, GM Place & BC Place. One parking stall. Come view this spectacular unit and fall in love with everything Spectrum 4 has to offer!