



304-2095 BEACH AVENUE

2 BED | 2 BATH | 1134 SQ. FT.

English Bay is out the front door and Stanley Park is at the back door of the iconic Beach Park waterfront building. Rarely available, the unit spans the entire width of the building with wrap around windows on the north-west corner and bedrooms on the north east corner. Tastefully updated, meticulously maintained with 2 large bedrooms, 2 full bathrooms and an open planned kitchen. Larger rooms with space for full sized furniture. Maintenance fees include heat, hot water and taxes. Equity co-op, no pets, no rentals. Financing available with 35% down. Comes with 1 parking.

NEIGHBOURHOOD HIGHLIGHTS

Elementary School

Lord Roberts Elementary

High School

King George Secondary

French Immersion

Kitsilano Secondary

WALK SCORE: 89

BIKE SCORE: 95

TRANSIT SCORE: 66

Keith Roy
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RE/MAX



KEITH ROY, PREC*



GREG DENT



GREGORY ANDRUFF, PREC*



TARYN LEES



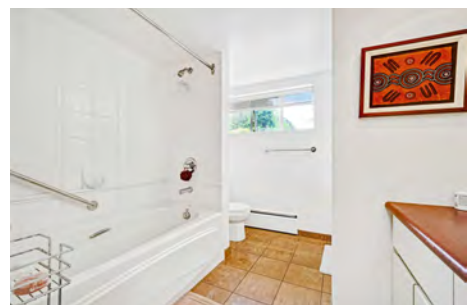
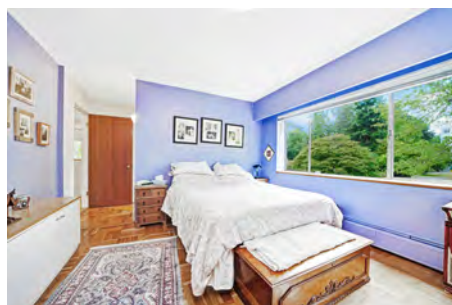
SARAH HOPKINS



EMMA HAMEL

304-2095 BEACH AVENUE

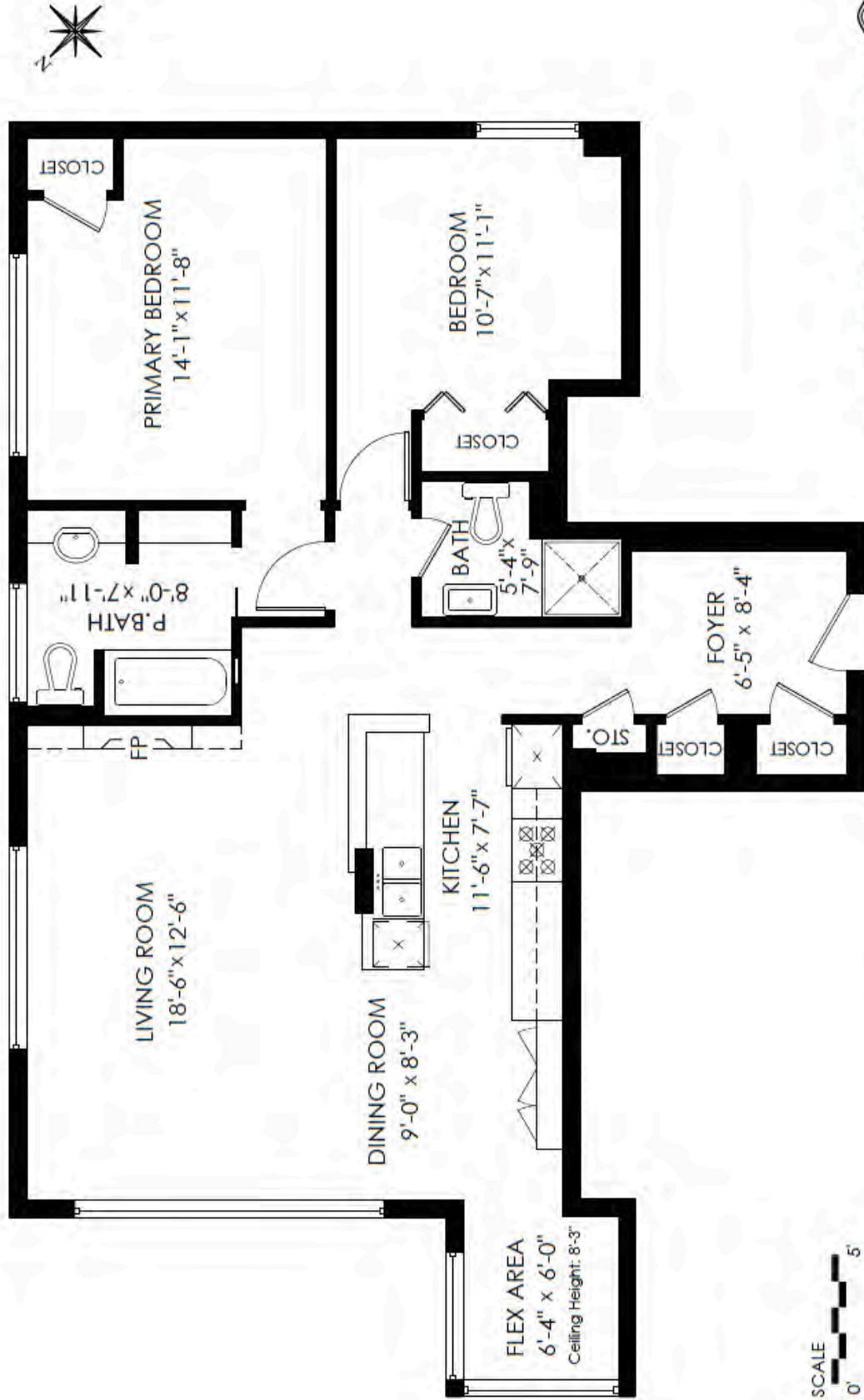
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View additional photos & 3D tour at www.KeithRoy.com

Floor Area: 1,134 sq.ft.

Ceiling Height: 8'-0"



MEASURED ON: (2024-06-28)
www.pixlworks.com ☎ 604.329.5788

info@pixlworks.com

E&O Insured. Total square foot calculated to gross unit area. \$GFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2%. Tolerance.



Presented by: **Keith Roy PREC***

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Active
R2921280

Board: V
Apartment/Condo

304 2095 BEACH AVENUE

Vancouver West
West End VW
V6G 1Z3

Residential Attached

\$1,199,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,199,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1960
Frontage(feet):	Bathrooms: 2	Age: 64
Frontage(metres):	Full Baths: 2	Zoning: RM-5B
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$0.00
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 015-728-633	Tax Inc. Utilities?: No
View: Yes :STANLEY PARK TREES		Tour: Virtual Tour URL
Complex / Subdiv: BEACH PARK		
First Nation:		
Services Connctd: Community, Electricity, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit**
Construction: **Concrete**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Hot Water**
Outdoor Area: **None**
Type of Roof: **Torch-On**

Reno. Year:
Rain Screen: **No**
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage Underbuilding, Open**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Shares in Co-operative**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood**

Legal: **LOT 19, BLOCK 71, PLAN VAP92, DISTRICT LOT 185, NEW WESTMINSTER LAND DISTRICT, EXC E 12 FT**

Amenities: **Club House, Elevator, Shared Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Dishwasher, Refrigerator, Stove**

Finished Floor (Main): **1,134**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,134 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,134 sq. ft.**

Units in Development: **28**
Exposure:
Mgmt. Co's Name: **NEW POINT PROPERTY MANAGEMENT**
Maint Fee: **\$714.02**
Maint Fee Includes: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Taxes**

Tot Units in Strata: **28** Locker:
Stores in Building: **9**
Mgmt. Co's #: **604-553-4595**
Council/Park Apprv?: **Yes**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **7**

Bylaws Restrictions: **Age Restrictions, Pets Not Allowed, Rentals Not Allowed**
Restricted Age: **19+** # of Pets: Cats: **No** Dogs: **No**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	6'5 x 8'4			x	1	Main	3	No
Main	Kitchen	11'6 x 7'7			x	2	Main	4	Yes
Main	Living Room	18'6 x 12'6			x	3			
Main	Dining Room	9' x 8'3			x	4			
Main	Den	6'4 x 6'			x	5			
Main	Primary Bedroom	14'1 x 11'8			x	6			
Main	Bedroom	10'7 x 11'1			x	7			
		x			x	8			

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