



#601 – 888 Arthur Erickson Place Offered at \$3,398,000

This home is spectacular from the panoramic view to the new herringbone hardwood floors. Situated at prestigious Evelyn, this sub penthouse offers 1,963 sq. ft. of living space, 3 bedrooms, 3 full bathrooms, and numerous built ins. The interior space is ample plus there is a massive 1,517 sq. ft. partially covered patio to enjoy lounging or entertaining. Parking stalls are situated on P1 with same level access to the storage locker, Gym and steps to Park Royal Shopping.



ERIC CHRISTIANSEN
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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R2998009
 Board: V
 Apartment/Condo

601 888 ARTHUR ERICKSON PLACE

West Vancouver
 Park Royal
 V7T 0B1

Residential Attached
\$3,398,000 (LP)
 (SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$3,590,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2015**
 Frontage(feet): Bathrooms: **3** Age: **10**
 Frontage(metres): Full Baths: **3** Zoning: **CD1**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$8,405.19**
 Sq. Footage: **0.00** For Tax Year: **2025**
 Flood Plain: P.I.D.: **029-491-657** Tax Inc. Utilities?:
 View: **Yes : city and water views** Tour: **Virtual Tour URL**
 Complex / Subdiv: **Evelyn at Forest's Edge I**
 First Nation
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations: **Partly**
 # of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Forced Air, Heat Pump**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Other**

Reno. Year: **2021**
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
 Parking: **Garage Underbuilding**
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 61, PLAN EPS2592, DISTRICT LOT 1041, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 1042, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Air Cond./Central, Bike Room, Club House, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Sauna/Steam Room, Storage, Concierge**

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Finished Floor (Main):		1,963	Units in Development:		Tot Units in Strata:		71	Locker:		Yes
Finished Floor (Above):		0	Exposure:		Storeys in Building:		7			
Finished Floor (AbvMain2):		0	Mgmt. Co's Name:		Mgmt. Co's #:		604-261-0285			
Finished Floor (Below):		0	Maint Fee:		Council/Park Apprv?:					
Finished Floor (Basement):		0	Maint Fee Includes:		Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal					
Finished Floor (Total):		1,963 sq. ft.								
Unfinished Floor:		0								
Grand Total:		1,963 sq. ft.	Bylaws Restrictions:		Pets Allowed w/Rest., Rentals Allwd w/Restrctns					
Suite:			Restricted Age:		# of Pets: 1					
Basement:None			# or % of Rentals Allowed:		Cats:Yes Dogs: Yes					
Crawl/Bsmt. Ht:		# of Levels: 1	Short Term(<1yr)Rnt/Lse Alwd?:		Yes					
# of Kitchens: 2		# of Rooms: 11	Short Term Lse-Details:		minimum 6 months					

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	24'10 x 19'3	Main	Bedroom	10'6 x 9'9	1	Main	4	Yes
Main	Dining Room	15'6 x 12'2	Main	Laundry	6'5 x 5'5	2	Main	4	No
Main	Kitchen	13'10 x 8'8	Main	Foyer	10'2 x 4'2	3	Main	3	No
Main	Wok Kitchen	6'8 x 5'5			x	4			
Main	Primary Bedroom	12'3 x 9'4			x	5			
Main	Walk-In Closet	9'1 x 5'2			x	6			
Main	Bedroom	13'2 x 11'8			x	7			
Main	Walk-In Closet	7'4 x 4'11			x	8			

Listing Broker(s): **Bellevue Realty Group**

Full video tour at www.ericchristiansen.com

All information contained herein is deemed to be accurate but should not be relied upon without verification.

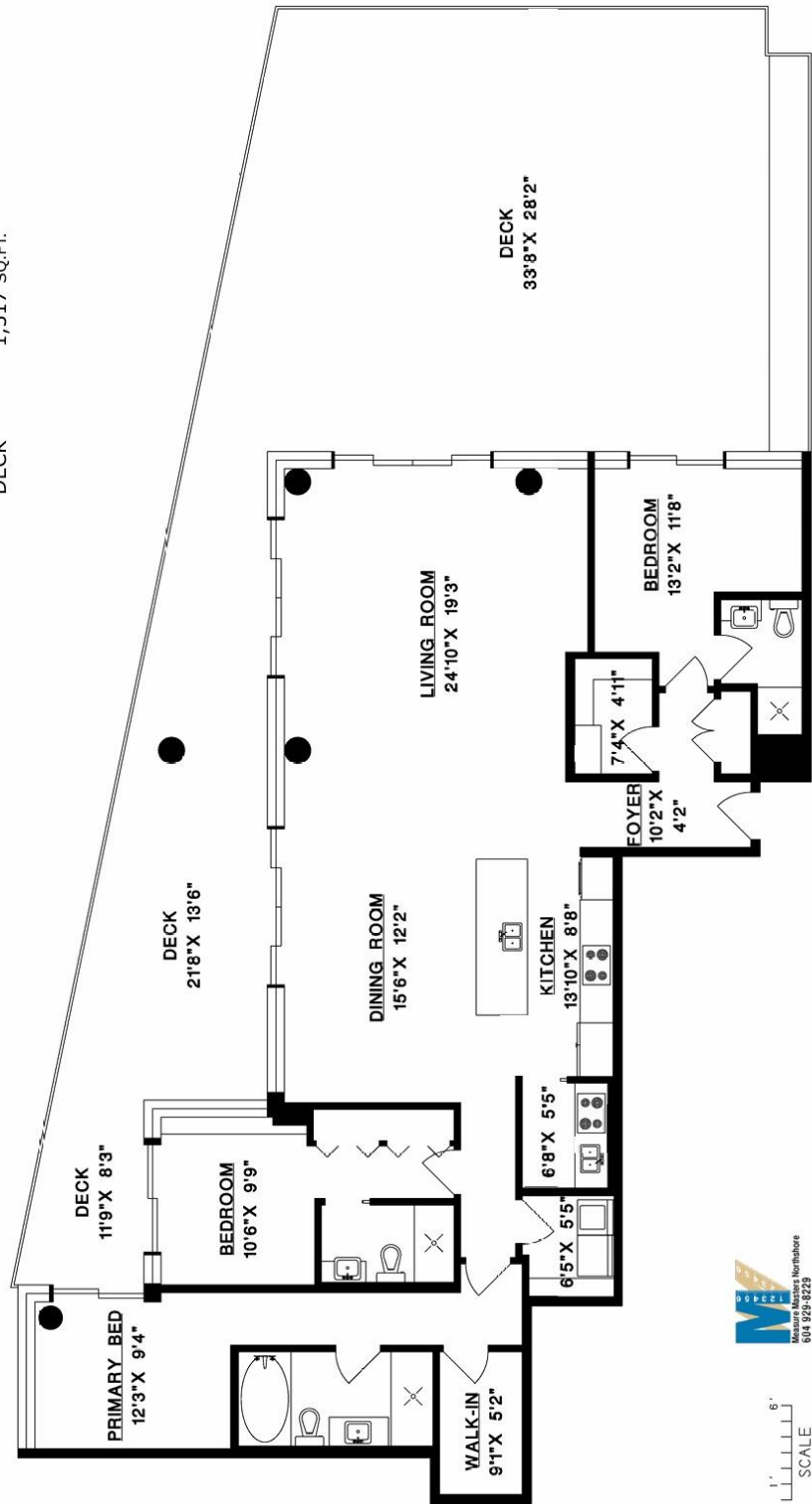


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#601 - 888 ARTHUR ERICKSON PLACE
WEST VANCOUVER
TOTAL 1,963 SQ.FT.
DECK 1,517 SQ.FT.



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#601 – 888 Arthur Erickson Place – Updates

- White Oak herringbone floors throughout main living areas
- New dining room light fixture for enhanced ambiance
- Custom California Closets built-ins in two bedrooms
- California Closets system in the office
- California Closet organization system in mudroom & laundry
- Patio planters with built-in irrigation system for easy maintenance
- Automatic blinds in office/bedroom and master bedroom
(previously only in den & living room)
- Gas lines installed for BBQ and firepit locations on patio



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