



#601 – 888 Arthur Erickson Place Offered at \$3,590,000

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.



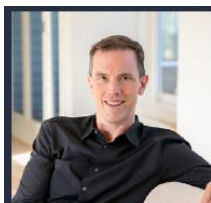
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Active R2998009 Board: V Apartment/Condo			601 888 ARTHUR ERICKSON PLACE West Vancouver Park Royal V7T 0B1			Residential Attached \$3,590,000 (LP) (SP)		
			Sold Date: Meas. Type: Feet Frontage(feet): Frontage(metres): Depth / Size (ft.): Sq. Footage: 0.00 Flood Plain: View: Yes : city and water views 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			If new,GST/HST inc?: Bedrooms: 3 Bathrooms: 3 Full Baths: 3 Half Baths: 0 P.I.D.: 029-491-657 Original Price: \$3,590,000 Approx. Year Built: 2015 Age: 10 Zoning: CD1 Gross Taxes: \$8,064.11 For Tax Year: 2024 Tax Inc. Utilities?: Tour: Virtual Tour URL		
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			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 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 1,963 sq. ft. Unfinished Floor: 0 Grand Total: 1,963 sq. ft.			Units in Development: Exposure: Mgmt. Co's Name: Rancho Management Maint Fee: \$1,582.72 Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns Restricted Age: # or % of Rentals Allowed: Short Term(<1yr)Rnt/Lse Alwd?: Yes Short Term Lse-Details: minimum 6 months		
Suite: Basement: None Craw/Bsmt. Ht: # of Kitchens: 2 # of Levels: 1 # of Rooms: 11			Tot Units in Strata: 71 Locker: Yes Storeys in Building: 7 Mgmt. Co's #: 604-684-4508 Council/Park Apprv?: Cats: Yes Dogs: Yes			Floor Type Dimensions Main Living Room 24'10 x 19'3 Main Dining Room 15'6 x 12'2 Main Kitchen 13'10 x 8'8 Main Wok Kitchen 6'8 x 5'5 Main Primary Bedroom 12'3 x 9'4 Main Walk-In Closet 9'1 x 5'2 Main Bedroom 13'2 x 11'8 Main Walk-In Closet 7'4 x 4'11		
Floor Type Dimensions Main Bedroom 10'6 x 9'9 Main Laundry 6'5 x 5'5 Main Foyer 10'2 x 4'2 Main x Main x Main x Main x Main x			Bath Floor # of Pieces Ensuite? 1 Main 4 Yes 2 Main 4 No 3 Main 3 No 4 5 6 7 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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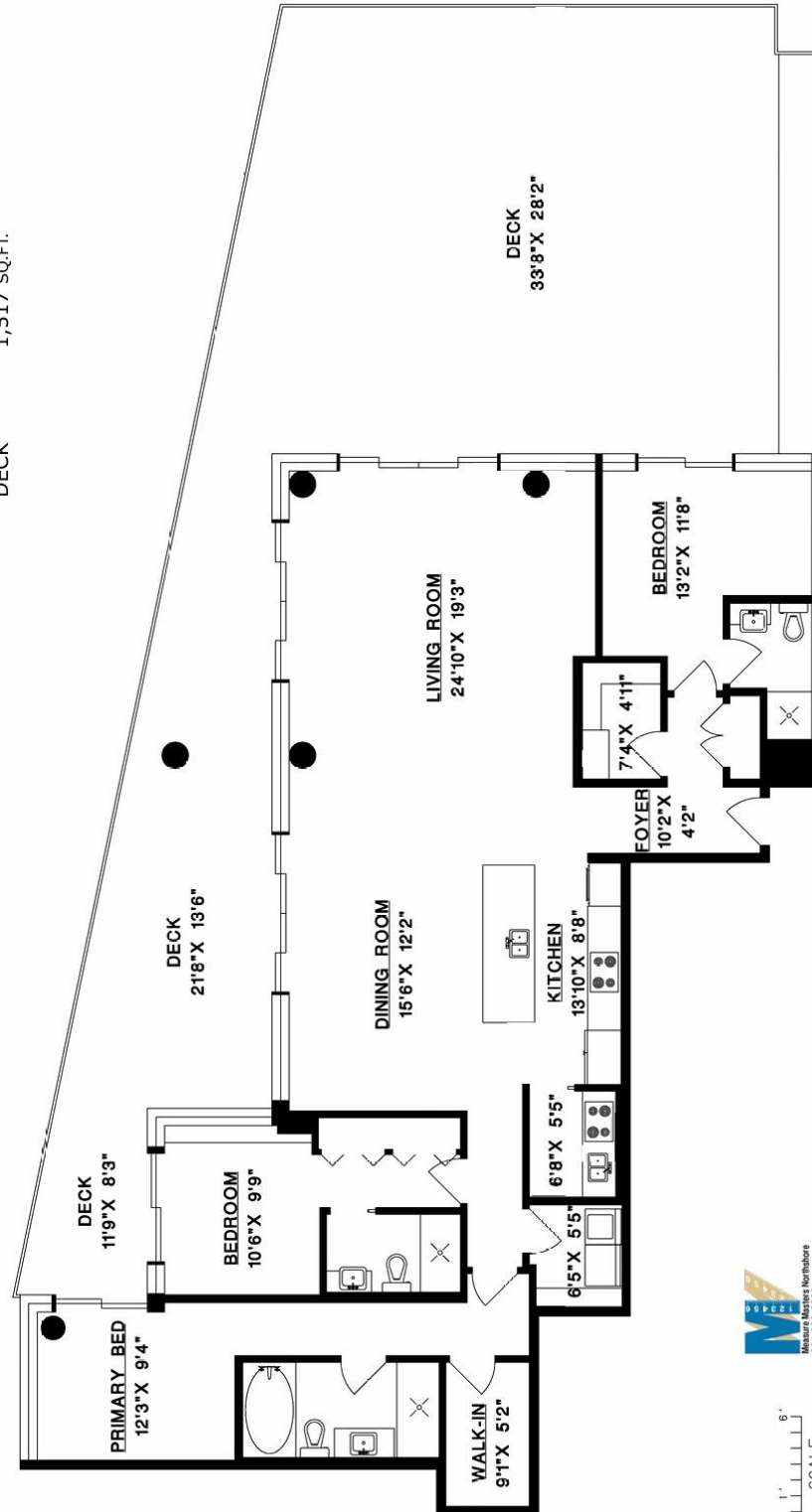
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BRG

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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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