






#601 – 888 Arthur Erickson Place Offered at \$3,698,000

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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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active		601 888 ARTHUR ERICKSON PLACE		Residential Attached					
R2959857		West Vancouver		\$3,698,000 (LP) 					
Board: V		Park Royal		(SP) 					
Apartment/Condo		V7T 0B1							
		Sold Date:		If new, GST/HST inc?:					
		Meas. Type: Feet		Bedrooms: 3					
		Frontage(feet):		Bathrooms: 3					
		Frontage(metres):		Full Baths: 3					
		Depth / Size (ft.):		Half Baths: 0					
		Sq. Footage: 0.00		Original Price: \$3,698,000					
		Flood Plain:		Approx. Year Built: 2015					
		View: Yes : city and water views		Age: 10					
		Complex / Subdiv: Evelyn at Forest's Edge I		Zoning: CD1					
		First Nation:		Gross Taxes: \$8,064.11					
		Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		For Tax Year: 2024					
		Sewer Type: City/Municipal		Tax Inc. Utilities?:					
		Water Supply: City/Municipal		Tour:					
Style of Home: Corner Unit, Upper Unit		Total Parking: 2		Covered Parking: 2					
Construction: Concrete		Perking: Garage Underbuilding		Parking Access: Side					
Exterior: Concrete, Stone		Dist. to Public Transit: Near		Dist. to School Bus: Near					
Foundation: Concrete Perimeter		Title to Land: Freehold Strata							
Renovations: Partly		Property Disc.: Yes							
# of Fireplaces: 0 R.I. Fireplaces:		Reno. Year: 2021		Fixtures Leased: No					
Fireplace Fuel:		Rain Screen:		Fixtures Rmvd: No					
Fuel/Heating: Forced Air, Heat Pump		Metered Water:		Floor Finish: Hardwood, Tile, Wall/Wall/Mixed					
Outdoor Area: Balcny(s) Patio(s) Dck(s)		R.I. Plumbing:							
Type of Roof: Other									
Legal: STRATA LOT 61, PLAN EP52592, 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					
Finished Floor (Above): 0		Exposure:		Locker: Yes					
Finished Floor (AbvMain2): 0		Mgmt. Co's Name: Rancho Management		Stores in Building: 7					
Finished Floor (Below): 0		Maint Fee: \$1,582.72		Mgmt. Co's #: 604-684-4508					
Finished Floor (Basement): 0		Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal		Council/Park Apprv?:					
Finished Floor (Total): 1,963 sq. ft.		Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns							
Unfinished Floor: 0		Restricted Age:		# of Pets: 1					
Grand Total: 1,963 sq. ft.		# or % of Rentals Allowed:		Cats: Yes Dogs: Yes					
Suite:		Short Term (<1yr)Rnt/Lse Alwd?: Yes							
Basement: None		Short Term Lse-Details: minimum 6 months							
Crawl/Bsmt. Ht:									
# of Levels: 1									
# of Kitchens: 2									
# of Rooms: 11									
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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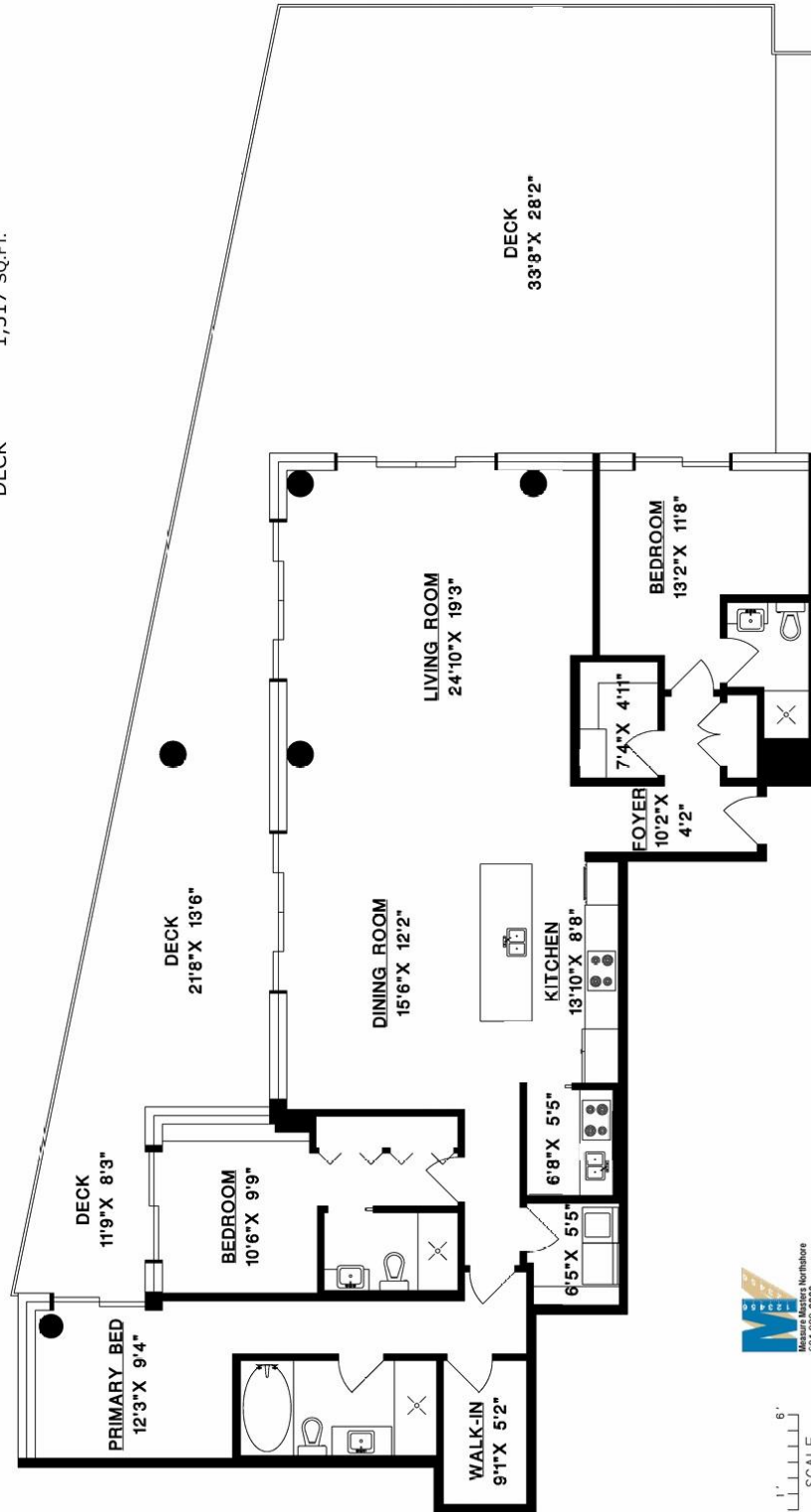
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TOTAL 1,963 SQ.FT.
DECK 1,517 SQ.FT.

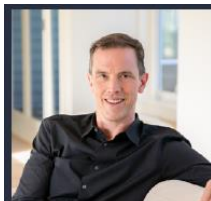


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#601 – 888 Arthur Erickson Place – Updates

- 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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