



#PH1 – 5700 Larch Street Offered at \$3,998,000


Welcome to PH1 at the prestigious Elm Park Place, a stunning penthouse that defines elegance and luxury. This expansive residence features 2 bedrooms and 3 bathrooms, offering a spacious layout with 2,941 square feet of living space. Oversized windows and skylights flood the home with natural light, highlighting exquisite millwork throughout. Enjoy views of the serene Elm Park and the majestic North Shore mountains from three private, sun-drenched patios. With 4 parking spots and a large double storage locker, this home offers unmatched convenience. Located in the heart of Kerrisdale, you're steps from world-class dining, shopping, and more.



ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active R2963135 Board: V Apartment/Condo	PH1 5700 LARCH STREET Vancouver West Kerrisdale V6M 4E2	Residential Attached \$3,998,000 (LP) (SP) M
	Sold Date: Meas. Type: Feet Frontage(feet): Frontage(metres): Depth / Size (ft.): Sq. Footage: 0.00 Flood Plain: View: Complex / Subdiv: Elm Park Place First Nation: Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water Sewer Type: City/Municipal	If new,GST/HST inc?: Bedrooms: 2 Bathrooms: 3 Full Baths: 2 Half Baths: 1 P.I.D.: 024-045-420 Yes : park & mountain views Water Supply: City/Municipal
Style of Home: Penthouse Construction: Concrete Exterior: Brick, Mixed Foundation: Concrete Perimeter Renovations: # of Fireplaces: 2 R.I. Fireplaces: Fireplace Fuel: Gas - Natural Fuel/Heating: Forced Air, Natural Gas Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Other	Total Parking: 4 Covered Parking: 4 Parking Access: Lane Parking: Garage Underbuilding Dist. to Public Transit: Near Dist. to School Bus: Near Title to Land: Freehold Strata Property Disc.: Yes Fixtures Leased: : Fixtures Rmvd: : Floor Finish: Hardwood, Wall/Wall/Mixed	Original Price: \$3,998,000 Approx. Year Built: 1998 Age: 27 Zoning: C-2 Gross Taxes: \$12,625.70 For Tax Year: 2024 Tax Inc. Utilities?: Tour:
Legal: STRATA LOT 34, PLAN LMS3103, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, AN UNDIV 2731/43604 INT IN THE COMM PROP THEREIN 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, Club House, Elevator, In Suite Laundry, Storage		
Site Influences: Central Location, Recreation Nearby, Shopping Nearby Features: Air Conditioning, Clothes Washer/Dryer, Dishwasher, Freezer, Microwave, Oven - Built In, Range Top, Refrigerator		
Finished Floor (Main): 2,941 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 2,941 sq. ft. Unfinished Floor: 0 Grand Total: 2,941 sq. ft.	Units in Development: Exposure: Mgmt. Co's Name: Stratawest Management Maint Fee: \$2,314.38 Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Sewer, Water	Tot Units in Strata: 36 Locker: Yes Stores in Building: 7 Mgmt. Co's #: 604-904-9595 Council/Park Apprv?:
Suite: Basement: None Crawl/Bsmt. Ht: # of Levels: 1 # of Kitchens: 1 # of Rooms: 9	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns Restricted Age: # or % of Rentals Allowed: Short Term (<1yr)Rnt/Lse Alwd?: No Short Term Lse-Details: No short term (Air BNB, B&B, etc.)	# of Pets: 2 Cats: Yes Dogs: Yes
Floor Type Dimensions Main Living Room 26'7 x 23'2 Main Dining Room 19'8 x 9'9 Main Kitchen 14'9 x 10'9 Main Eating Area 15'11 x 11'8 Main Family Room 20'7 x 15'1 Main Primary Bedroom 17'9 x 17'5 Main Bedroom 19'4 x 12'0 Main Laundry 9'10 x 9'7	Floor Type Dimensions Main Foyer 11'8 x 6'4 x x x x x x x	Bath # of Pieces Ensuite? 1 Main 5 Yes 2 Main 5 Yes 3 Main 2 No 4 5 6 7 8
Listing Broker(s): Bellevue Realty Group 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.



ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

**PH 1 - 5700 LARCH STREET
VANCOUVER, BC**

LIVING AREA 2,941 SQ.FT.
BALCONY 590 SQ.FT.
CEILING HEIGHT 8'-9"



0 ft 3 ft 5 ft 10 ft

The floor plan and mass elements are approximations, typically within +/- 2%. These are intended strictly for advertising purposes. They may encompass unfinished areas and are not intended for architectural or construction applications. There may be variances in the numbers if there were restrictions on property access or if taking precise measurements at the time of measuring isn't possible. ESO insured.



ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1