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**Century 21 In Town Realty**  
**10-323 Jervis Street**  
**Vancouver, BC**  
**V6C 3P8**

**803 499 BROUGHTON STREET, Denia at Waterfront Place, Vancouver West, BC, V6G 3K1, Canada**

**MLS®# R2373503**

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<b>Property Value</b>	\$1,795,000
<b>Type</b>	Condo
<b>Style</b>	2 Storey, Loft/Warehouse Conv.
<b>Year Built</b>	2004
<b>Taxes</b>	3730.15
<b>Living Area</b>	1,225 sq.ft.
<b>Bedroom</b>	1
<b>Bathrooms</b>	2 full
<b>Maintenance Fee</b>	\$857.00

## Description

Gorgeous, renovated loft home with amazing NE water views of Coal Harbour & mountains. Walk to everything (Denia is right on the Coal Harbour seawall) and watch the cruise ships from your balcony. The addition of a custom, north-facing window brings in water views that are unique to this suite (not available in comparable lofts). Floor-to-ceiling windows and soaring ceilings provide a spacious & bright living.

Improvements include solid cherry hardwood floors, custom fireplace, elegant glass/steel railings, refinished kitchen cabinets. Bosch gas cooking, Sub zero fridge, custom kitchen pantry & large balcony. The loft space can easily be a second bedroom.

Denia features the best amenities in the area - gorgeous indoor swimming pool, hot tub, sauna, steam room, gym, theatre, library, billiards, party room and meeting rooms. Serene, private courtyard gardens adjoin these amazing facilities. Bonus 2 parking spaces (next to the elevator) and large, secure storage locker included. Lots of visitor parking. Separate, secure bike storage rooms and a car wash bay. 24 hour concierge and security. 2 pets allowed, rentals > 6 months allowed.

Total square ft from strata plan - room sizes approximate and to be verified by the Buyer. By appointment only.



