

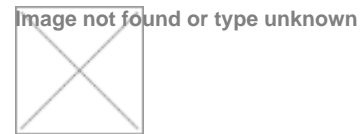
**Behroyan & Associates Real Estate
Services Ltd.**

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**1495 Clyde Avenue
West Vancouver, BC
V7T 1E9**

**901 1280 RICHARDS STREET, Grace Residences, Vancouver West , BC, V6B 1S2,
Canada**

MLS®# R2868608



Property Value	\$2,688,000
Type	Apartment/Condo
Parking	2 cars
Year Built	2008
Taxes	6309.54
Living Area	1,964 sq.ft.
Bedrooms	3
Bathrooms	2 full & 1 half
Maintenance Fee	1580.29

Description

Nestled in the vibrant heart of Yaletown, discover the epitome of refined elegance at the prestigious GRACE RESIDENCES. This exceptional residence offers an expansive 1,900 square feet of open-concept living space, featuring breathtaking Southeast water views. With 3 spacious beds and 3 baths, every detail has been carefully considered. Indulge in a built-in flatscreen TV, a cozy gas fireplace, geothermal heating and cooling, and top-of-the-line stainless steel Fisher Paykel/Sub Zero appliances. The residence provides an array of outstanding facilities, such as secure fingerprint access, a 35-ft indoor/outdoor pool, a luxurious jacuzzi, a well-equipped gym, sauna, indoor/outdoor lounge areas and the convenience of 24hr concierge services. Complete with two parking stalls & ample storage.



