

EUROOPA PENTHOUSE

2702 63 Keefer Place



Home

Updated corner penthouse with expansive views

\$938,000

This corner penthouse rises above others with its spectacular views, tasteful renovation, and air conditioning. It is rare in having views of the Vancouver trifecta... water, mountains, and city! Being a true 2 bedroom 2 full bathroom home makes it perfect for a family or roommates. Its spacious 875sqft is squarely laid out and lacks hallways so there is no wasted space. The large living room easily fits a seating area as well as a full-sized dining table. The solarium adds flexibility and can be an office, reading area, or children's play area.

You can move in right away as nearly the entire home has been updated... even the gas fireplace insert was replaced! The kitchen pops with a blue tile backsplash, stainless steel appliances, quartz countertop, and under-cabinet lighting. It also offers the convenience of a gas cooktop. Both bathrooms are spa-like, complete with in-floor heating. The main bedroom can fit a king-sized bed, has a balcony for morning coffees, and an ample walk-in closet with organizers. The in-suite clothes washer and dryer are away from the bedrooms in case you want to run them at night.

We would love to work with you to make this sought-after Vancouver penthouse lifestyle yours!

2023 taxes: \$2,630

Strata fee: \$725.62/month

MLS# R2808447



2 bedrooms



2 bathrooms



Solarium



875 sqft



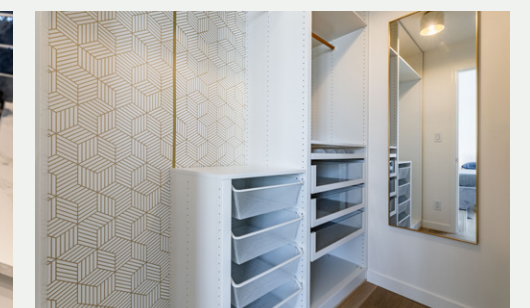
Air conditioning



1 parking



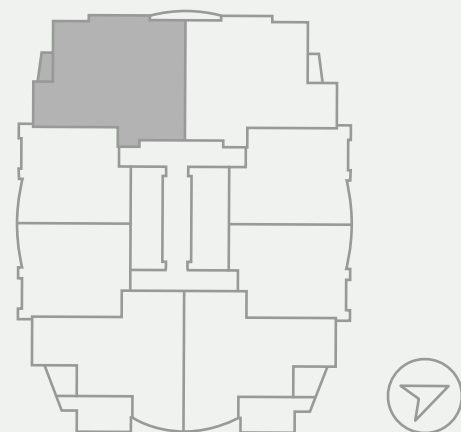
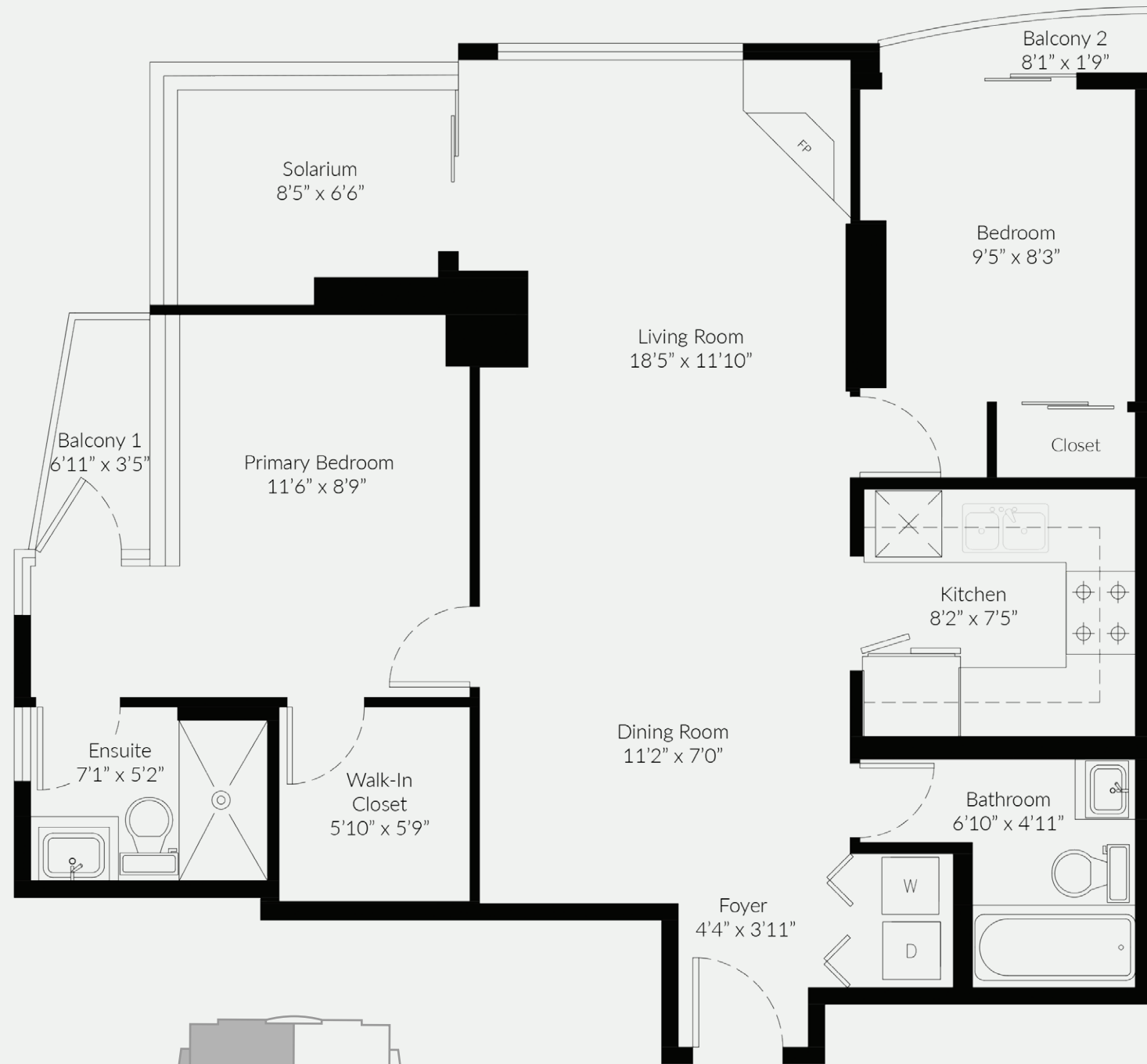
1 locker



Home updates

- Kitchen appliances
- Kitchen counter & tile backsplash
- Kitchen undermount sink
- Kitchen cabinet doors & lighting
- Bathtub, tile surrounds & enclosures
- Heated floors in bathrooms
- Bathroom vanities, mirrors & lighting
- Tile, laminate & vinyl flooring
- Smoothed ceilings
- Custom window coverings
- Clothes washer & dryer
- Gas fireplace insert & fan

Floorplan



Interior
 875 sqft measured
 882 sqft strata plan

Primary balcony
 21 sqft measured

Second balcony
 12 sqft measured



Building

Europa is professionally managed by Wynford Strata Management and has 24 hour concierge/security. This Strata follows an annual maintenance routine and has a 30 year repair and maintenance plan (depreciation report).

The proactive monthly maintenance fees prepare for future work and lower the need for special levies. Within the past 5 years, major improvements have included the heat pumps and CCTV security system. The elevators are currently being upgraded and the cooling towers will be replaced this fall, both projects have been paid by the sellers.

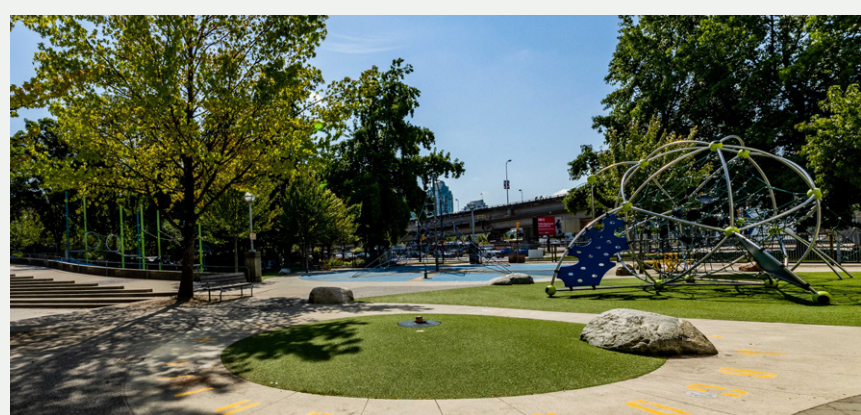
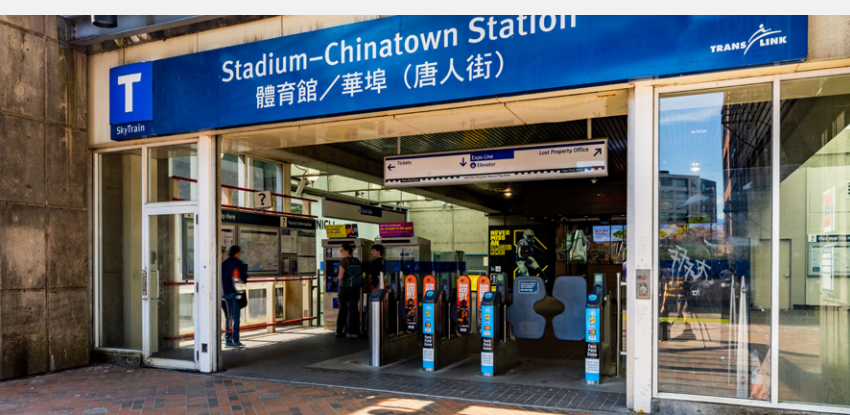
- **Amenities:** concierge, gym, pool, hot tub, sauna, meeting room, garden
- **Pets:** 2 dogs or 2 cats or 1 of each
- **Rentals:** allowed and must be at least 30 days
- **Year built:** 2000
- **Contingency Reserve Fund (CRF):** \$433,545
- **Depreciation report (30 year plan):** yes
- **Strata insurance water deductible:** \$50,000
- **Number of units in strata:** 191



Neighbourhood

You'll love the convenience of this neighbourhood and may even sell your car! You can step out your front door for groceries at T&T, Costco, and Nesters. If you don't feel like cooking, how about Japanese food at Sushi Den, fire-crusted pizza at Ludica, or treat yourself to modern Chinese at Bao Bei? Coffee and tea lovers have a range of options from Pappa Roti and Starbucks all the way through to Catfe, where you can hang-out with cats.

You can unwind with a movie at Tinseltown theatres, catch-up with friends over a drink at Keefer Bar, or breathe in sea air while strolling the seawall. There are also many activities with public tennis and basketball courts, playing fields, bike lanes, skate park, playgrounds, and even a dog park.



Walkable Vancouver lifestyle!

Check out the incredible walk, transit, and bike scores! Europa has all amenities at its doorstep and is within walking distance to the heart of downtown, Gastown, Chinatown, and even Olympic Village. Going further is easy as well with multiple bus stops in front of the building and Skytrain less than a 5-minute walk away. The future is even brighter with plans for development on the north side of False Creek that will bring even more conveniences and activities... including more park space!



 **97**
Walk score

 **100**
Transit score

 **98**
Bike score

Scan for virtual tour,
pictures and more




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