

#1701 - 1788 Columbia Street, Vancouver

\$889,000



Seawall Living in the heart of the Olympic Village overlooking stunning views of False Creek & city skyline. Your SUBPENTHOUSE 1 Bedroom + Den + Flex + Balcony home boasts top of the line chef's kitchen with stainless steel Fulgor Milano induction cooktop/oven, Blomberg fridge & quartz counters with bar seating. Upgraded custom built TV Media shelving and closet organizers, roller blinds & a full spa inspired bath with a double vanity & illuminated mirrors. Perfect floorplan with a bright large Den perfect for working from home while enjoying the stunning views. Expand your space w/friends for dinner in the courtyard clubhouse with full kitchen, TV, or the rooftop patio space. Gym, dog wash, concierge. 1 parking & BONUS 3 LOCKERS included.

KEY INFORMATION

ADDRESS: #1701 - 1788 Columbia Street, Vancouver

PRICE: \$889,000

AREA: False Creek

TYPE: 1 Bedroom + 1 Bath + Den + Flex + Balcony

SQ FT: 729 SF* + 34 SF Balcony

YEAR BUILT: 2021

TAX: \$2,633.33 (2023)

STRATA FEES: \$538.07

FEATURES

VIEWS: Breathtaking Downtown Views

PARKING: 1 (P2-155)

LOCKER: 3 Lockers (P1 Room 3-53/54 & Room 4-98)

PETS: 2 Pets (Under 40 lbs)

RENTAL: Short Term Allowed with Approval

ELEMENTARY: Simon Fraser Elementary

HIGH SCHOOL: Eric Hamber Secondary

*Strata Plan show 728 SF



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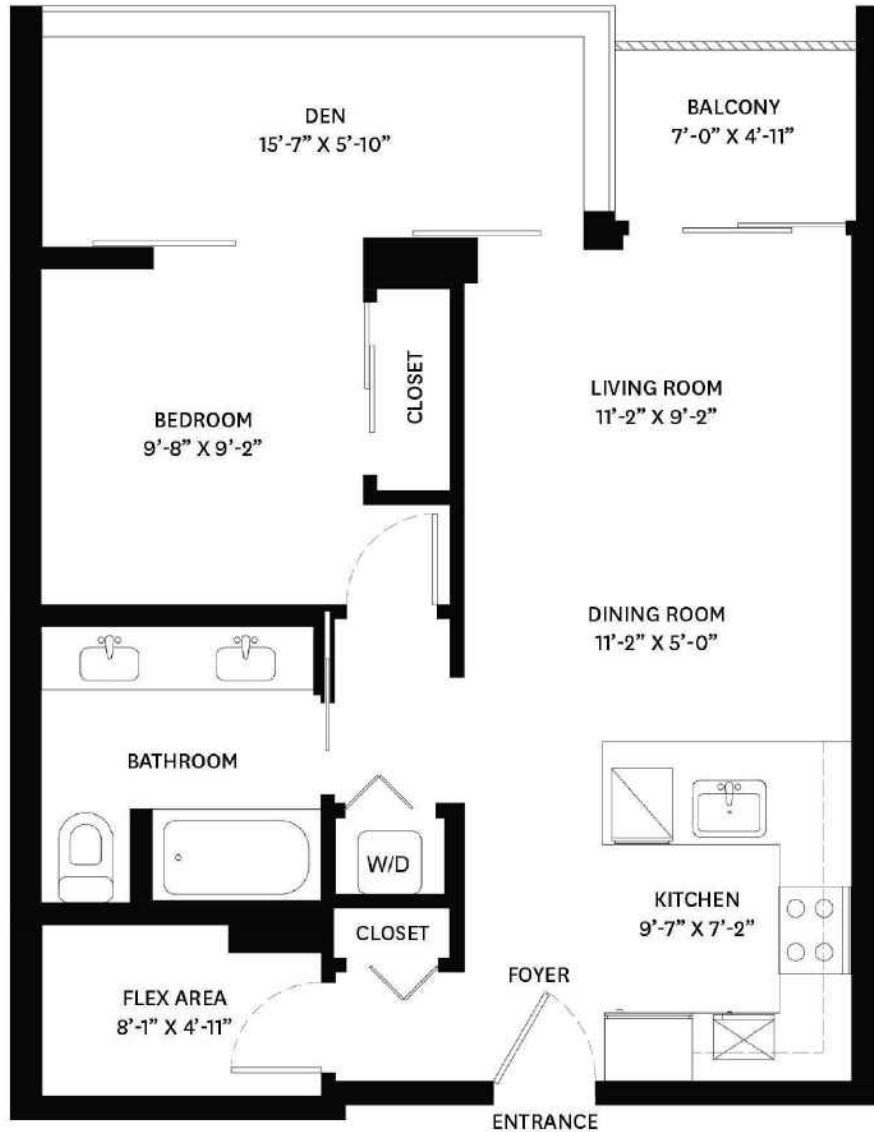
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1701 - 1788 COLUMBIA STREET, VANCOUVER, BC

MAIN FLOOR TOTAL: 729 SQ.FT.*
BALCONY: 34 SQ. FT.

*Strata Plan show 728 SQ.FT.



FLOOR PLAN



floor plan designed by
ishot.ca Enterprises Inc.
604-368-7979
<http://ishot.ca>

*PERSONAL REAL ESTATE CORPORATION. THE FLOOR PLAN ILLUSTRATION IS NOT SUITABLE FOR CONSTRUCTION/ ARCHITECTURAL PURPOSES.
MEASUREMENTS ARE APPROXIMATE AND MAY NOT BE TO SCALE. E&O INSURED.



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Presented by:
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 Chow & Kai Group
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Active
R2851011

Board: V
 Apartment/Condo

1701 1788 COLUMBIA STREET

Vancouver West
 False Creek
 V5Y 0L7

Residential Attached

\$889,000 (LP)
 (SP)



Sold Date: If new,GST/HST inc?:
 Meas. Type: Bedrooms: **1**
 Frontage(feet): Bathrooms: **1**
 Frontage(metres): Full Baths: **1**
 Depth / Size (ft.): Half Baths: **0**
 Sq. Footage: **0.00**
 Flood Plain: P.I.D.: **030-360-391**
 View: **Yes :Beautiful Downtown Views**
 Complex / Subdiv: **EPIC AT WEST**
 First Nation:
 Services Connctd: **Electricity, Sanitary Sewer, Water**
 Sewer Type: Water Supply: **City/Municipal**

Original Price: **\$889,000**
 Approx. Year Built: **2018**
 Age: **6**
 Zoning: **CD-1**
 Gross Taxes: **\$2,633.33**
 For Tax Year: **2023**
 Tax Inc. Utilities?:
 Tour:

Style of Home: **Inside Unit, Upper Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Mixed**
 Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
 # of Fireplaces: R.I. Fireplaces: Rain Screen:
 Fireplace Fuel: Metered Water:
 Fuel/Heating: **Baseboard, Hot Water** R.I. Plumbing:
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage Underbuilding, Visitor Parking**
 Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Laminate, Mixed**

Legal: **STRATA LOT 115 DISTRICT LOT 200A GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS4489 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Bike Room, Club House, Exercise Centre, In Suite Laundry, Storage, Concierge**

Site Influences: **Central Location, Marina Nearby, Shopping Nearby**
 Features:

Finished Floor (Main): **729**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **729 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **729 sq. ft.**

Units in Development:
 Exposure: **West**
 Mgmt. Co's Name: **First Service**
 Maint Fee: **\$538.07**
 Maint Fee Includes: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Snow removal**

Tot Units in Strata: **120** Locker: **Yes**
 Storeys in Building: **18**
 Mgmt. Co's #: **855-273-1967**
 Council/Park Apprv?:

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht: # of Levels: **1**
 # of Kitchens: **1** # of Rooms: **7**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
 Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **Yes**
 Short Term Lse-Details: **Short Term Allowed with Approval From Strata. See Bylaws.**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	9'7 x 7'2			x	1	Main	5	No
Main	Living Room	11'2 x 9'2			x	2			
Main	Dining Room	11'2 x 5'			x	3			
Main	Bedroom	9'8 x 9'2			x	4			
Main	Den	15'7 x 5'10			x	5			
Main	Flex Room	4'11 x 8'1			x	6			
Main	Patio	7' x 4'11			x	7			
					x	8			

Listing Broker(s): **Rennie & Associates Realty Ltd.**

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REA Full Public
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