

#1806 - 1111 Richards Street, Vancouver

\$899,800



Iconic architecture with elegant & high end finishings in the heart of Yaletown at 8X on the Park. Beautiful East facing 1 bedroom offers open functional floor plan, a den perfect for home office & a balcony with a gas bib for those BBQ lovers. Features include A/C, wide-plank engineered oak flooring, floor to ceiling windows & side by side washer/dryer. Chef's kitchen feat Miele appliances, gas cooktop, Italian cabinetry, LEGRABOX drawer system, marble backsplash & a full height pantry. Spa-like bath with Nuheat flooring, marble stone tiled flooring & a Toto wall-hung dual-flush toilet. 8X is home to 1st Class amenities: 24/7 concierge, PH level sky lounge with terrace, fitness centre, patio & BBQ areas. 1 parking, locker & bike storage included.

KEY INFORMATION

ADDRESS: #1806 - 1111 Richards Street, Vancouver

PRICE: \$899,800

AREA: Downtown

TYPE: 1 Bedroom + 1 Bath + Den

SQ FT: 609 SF* + 66 SF Balcony

YEAR BUILT: 2021

TAX: \$2,266.82 (2023)

STRATA FEES: \$416.91

FEATURES

VIEWS: Open City Views

PARKING: 1 (P8 - 328)

LOCKER: Underground (Pg12 - 15)

BIKE: Rm907 Rack 10

PETS: 2 Pets

RENTAL: No Airbnb

ELEMENTARY: Crosstown Elementary

HIGH SCHOOL: King George Secondary

*Strata Plan show 606 SF



Derek Kai PERSONAL REAL ESTATE CORPORATION
604.868.1666
dkai@rennie.com
expertliving.ca

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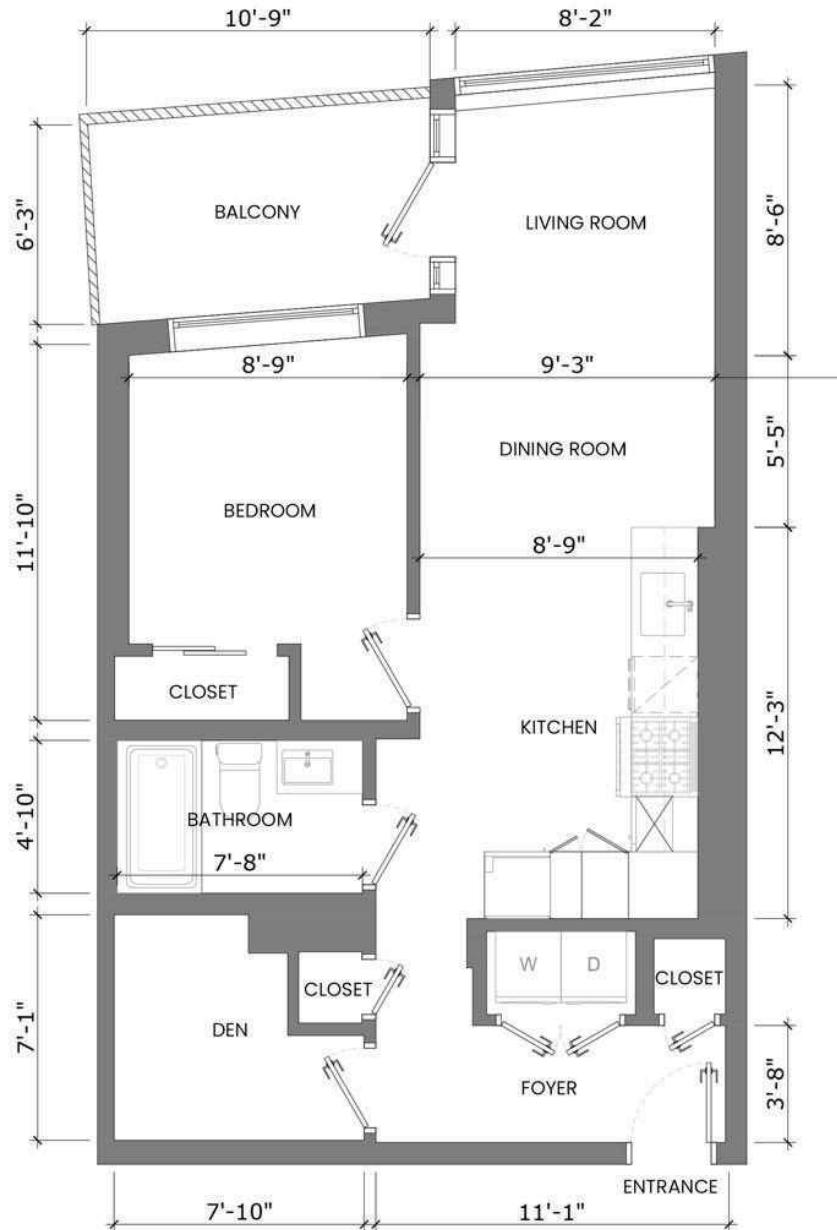
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 dkai@rennie.com
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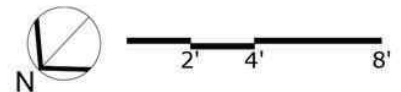
1806-1111 RICHARDS STREET, VANCOUVER, BC

MAIN FLOOR TOTAL: 609 SQ.FT.
BALCONY: 66 SQ.FT.

*DISCLAIMER: STRATA PLAN SHOW 606 SQ.FT.



MAIN FLOOR PLAN



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Derek Kai Personal Real Estate Corporation
604.868.1666
dkai@rennie.com
expertliving.ca

rennie



Presented by:
Derek Kai PREC*
 Chow & Kai Group
 Rennie & Associates Realty Ltd.
 Phone: 604-868-1666



dkai@rennie.com

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 Board: V
 Apartment/Condo

1806 1111 RICHARDS STREET
 Vancouver West
 Downtown VW
 V6B 0S3

Residential Attached
\$899,800 (LP)
 (SP) **M**



Sold Date: If new,GST/HST inc?: Original Price: **\$899,800**
 Meas. Type: Bedrooms: **1** Approx. Year Built: **2021**
 Frontage(feet): Bathrooms: **1** Age: **3**
 Frontage(metres): Full Baths: **1** Zoning: **CD-1**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,266.82**
 Sq. Footage: **0.00** For Tax Year: **2023**
 Flood Plain: P.I.D.: **031-407-609** Tax Inc. Utilities?: **No**
 View: **Yes :Open City Views** Tour:
 Complex / Subdiv: **8X ON THE PARK**
 First Nation
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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: **Forced Air, Heat Pump** R.I. Plumbing:
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Total Parking: **1** Covered Parking: **1** 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, Mixed**

Legal: **STRATA LOT 67 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS7373TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Bike Room, Club House, Elevator, Exercise Centre, In Suite Laundry, Storage, Concierge**

Site Influences: **Central Location, Marina Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Sprinkler - Fire**

Finished Floor (Main): 609	Units in Development:	Tot Units in Strata: 191	Locker: Yes
Finished Floor (Above): 0	Exposure: East	Storeys in Building: 35	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Quay Pacific	Mgmt. Co's #: 604-685-8830	
Finished Floor (Below): 0	Maint Fee: \$416.91	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility		
Finished Floor (Total): 609 sq. ft.			
Unfinished Floor: 0			
Grand Total: 609 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 6			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	12'3 x 8'9			x	1	Main	4	No
Main	Dining Room	9'3 x 5'5			x	2			
Main	Living Room	8'2 x 8'6			x	3			
Main	Bedroom	11'10 x 8'9			x	4			
Main	Den	7'10 x 7'1			x	5			
Main	Patio	10'9 x 6'3			x	6			
		x			x	7			
		x			x	8			

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

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 expertliving.ca

