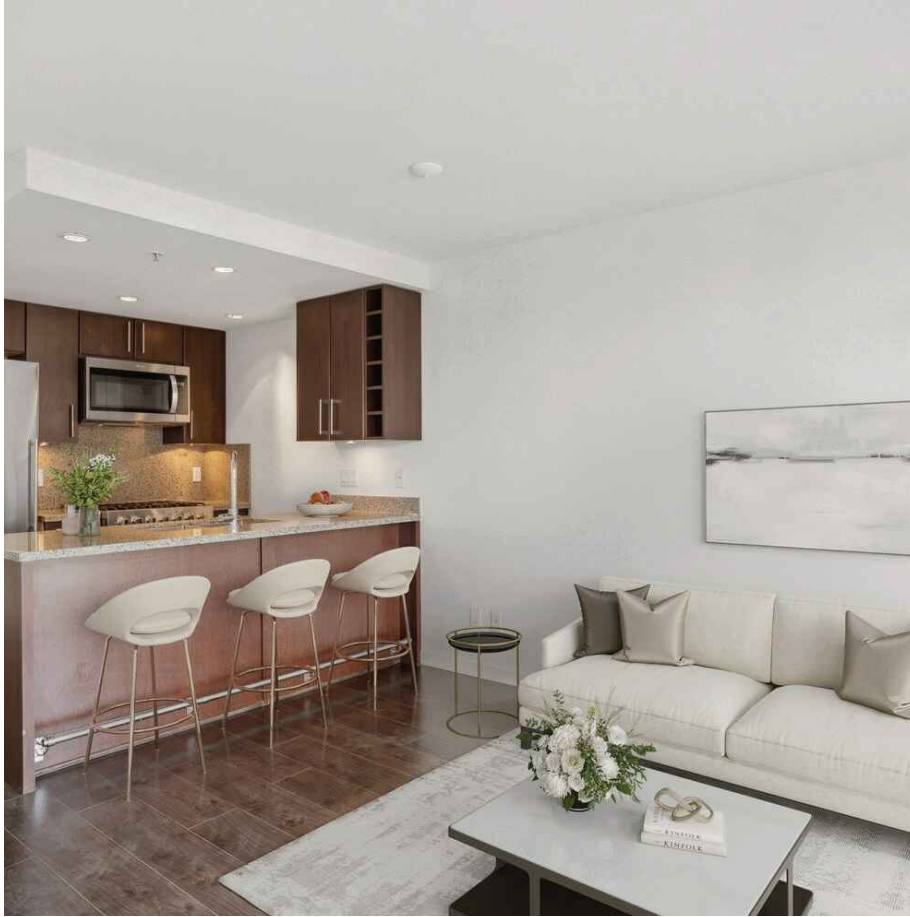


#554 - 168 West 1st Avenue, Vancouver

\$694,900



MOVE IN READY East facing 1 Bedroom + Den at Wall Centre False Creek in the heart of the Olympic Village. Professional grade Chef's Kitchen with 5 burner Gas Viking stove, beautiful stone counters, pantry, bar seating & a luxurious floor to ceiling tiled bathroom. Perfectly laid out home with a den for working from home and a balcony to enjoy your quiet views of the courtyard. Be the envy of all in this fabulous location – minutes from Downtown, steps to the Olympic Village, walking distance to both the Canada & Expo Skytrain lines, Cambie Corridor & the Seawall. Amen incl caretaker, gym, meeting rm, lounge, gardens, guest suite & plenty of visitor parking. 1 parking & locker included. Home has been freshly painted & in fantastic condition!

KEY INFORMATION

ADDRESS: #554 - 168 West 1st Avenue

PRICE: \$694,900

AREA: False Creek

TYPE: 1 Bedroom + Den + Balcony

SQ FT: 517 SF + 50 SF Patio

YEAR BUILT: 2013

TAX: \$1,918.79 (2023)

STRATA FEES: \$385.51

FEATURES

PARKING: 1 (P1-6)

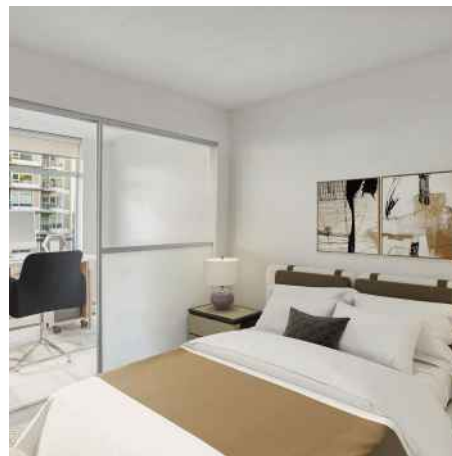
LOCKER: 1 (P4-Rm21-2132)

PETS: 1 Dogs or 2 Cats or 1 of Each

RENTALS: Minimum 6 Months

ELEMENTARY: Simon Fraser Elementary

HIGH SCHOOL: Eric Hamber Secondary



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

rennie



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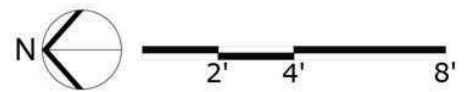
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554-168 WEST 1ST AVENUE, VANCOUVER, BC

MAIN FLOOR TOTAL: 517 SQ.FT.
BALCONY: 50 SQ.FT.



MAIN FLOOR PLAN



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rennie



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



dkai@rennie.com

Active
R2857568

Board: V
 Apartment/Condo

554 168 W 1ST AVENUE
 Vancouver West
 False Creek
 V5Y 0H6

Residential Attached
\$694,900 (LP)
 (SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$694,900**
 Meas. Type: Bedrooms: **1** Approx. Year Built: **2013**
 Frontage(feet): Bathrooms: **1** Age: **11**
 Frontage(metres): Full Baths: **1** Zoning: **CD-1**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,918.79**
 Sq. Footage: **0.00** For Tax Year: **2023**
 Flood Plain: P.I.D.: **029-079-888** Tax Inc. Utilities?: **No**
 View: **Yes : Courtyard View** Tour:
 Complex / Subdiv: **Wall Centre False Creek**
 First Nation
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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: **No** :
 Floor Finish: **Laminate, Mixed**

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**

Legal: **STRATA LOT 64 DISTRICT LOT 200A GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS1197 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, Elevator, Exercise Centre, Garden, Guest Suite, In Suite Laundry, Playground, Storage**

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

Finished Floor (Main): **517**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **517 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **517 sq. ft.**

Units in Development: Tot Units in Strata: **301** Locker: **Yes**
 Exposure: **East** Storeys in Building:
 Mgmt. Co's Name: **First Service Residential** Mgmt. Co's #: **604-683-8900**
 Maint Fee: **\$385.51** Council/Park Apprv?:
 Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Snow removal**
 Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
 Restricted Age: # of Pets: Cats: **Yes** Dogs: **Yes**
 # or % of Rentals Allowed:
 Short Term (<1yr)Rnt/Lse Alwd?: **Yes**
 Short Term Lse-Details: **Minimum 6 Months**

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht: # of Levels: **1**
 # of Kitchens: **1** # of Rooms: **5**

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

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

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