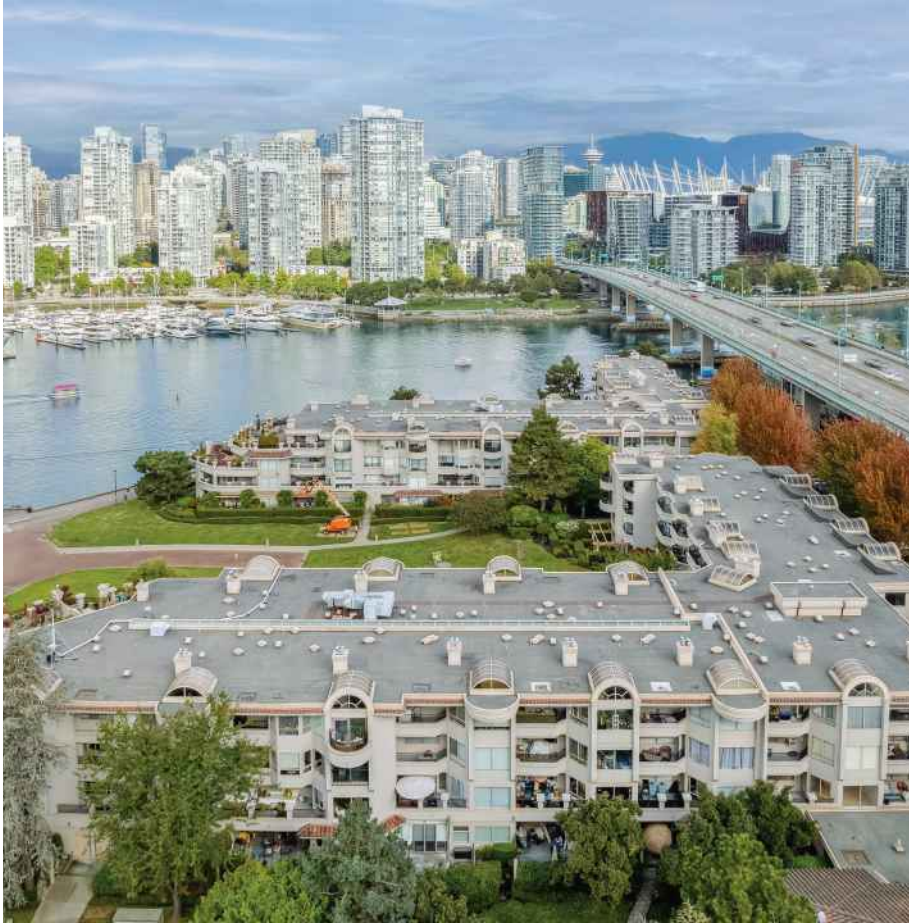


311 - 1869 Spyglass Place, Vancouver

\$1,289,900



Welcome to Venice Court on the False Creek Seawall. This beautifully **RENOVATED** waterfront 2 bdrm+den home boasts a private balcony with stunning Falser Creek & Downtown views. The bright, open-concept living space features plenty of upgrades, gas FP, a chef's kitchen with SS LG/Frigidaire appliances, large island & plenty of built in storage throughout the home. The primary bedroom fits a king bed & incl a walk-in closet & double-vanity ensuite. The 2nd bdrm offers a built-in Murphy bed, alongside a bonus den perfect for an office. Enjoy a proactive strata with a clubhouse: Gym, pool, hot tub, sauna & party room. Unbeatable location steps to the seawall, Olympic Village, Granville Island, Cambie & Canada Line. 1 parking & 1 locker included.

KEY INFORMATION

ADDRESS: 311 - 1869 Spyglass Place, Vancouver

PRICE: \$1,289,900

AREA: False Creek

TYPE: 2 Bedroom + 2 Bath + Den

SQ FT: 1,182 SF*

YEAR BUILT: 1989

TAX: \$3,876.00 (2025)

STRATA FEES: \$968.55

FEATURES

PARKING: 1 (#30)

STORAGE: 1 (#12)

PETS: 2 Pets

RENTALS: No Airbnb

ELEMENTARY: False Creek Elementary

HIGH SCHOOL: Kitsilano Secondary

* STRATA PLAN SHOWS 1,179 SF



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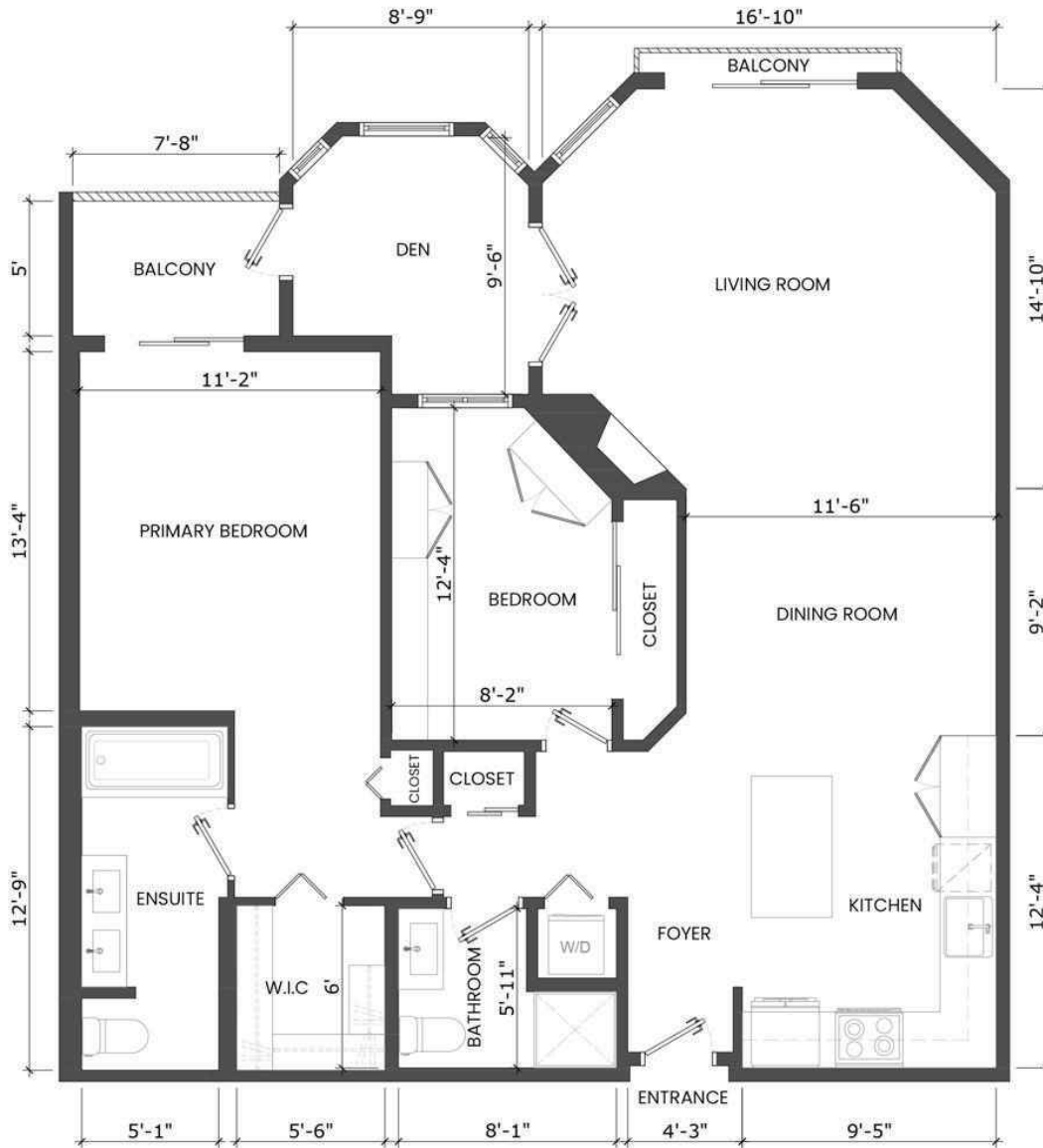
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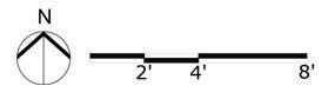
311-1869 SPYGLASS PLACE, VANCOUVER, BC

MAIN FLOOR TOTAL: 1,182 SQ.FT.
BALCONY: 38 SQ. FT.

*DISCLAIMER: STRATA PLAN SHOWS 1,179 SQ.FT.



MAIN FLOOR PLAN



* 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. FLOOR PLAN DESIGNED BY ISHOT.CA ENTERPRISES INC. 604-368-7979 ISHOT.CA



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

rennie

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Active R3113449 Board: V Apartment/Condo	311 1869 SPYGLASS PLACE Vancouver West False Creek V5Z 4K7	Residential Attached \$1,289,900 (LP) (SP) M																																																																																										
	Sold Date: Meas. Type: Frontage(feet): Frontage(metres): Depth / Size (ft.): Sq. Footage: 0.00 Flood Plain: View: Complex / Subdiv: THE REGATTA - VENICE COURT First Nation: Services Concnctd: Electricity, Natural Gas, Sanitary Sewer, Water Sewer Type: City/Municipal	If new,GST/HST inc?: Bedrooms: 2 Bathrooms: 2 Full Baths: 2 Half Baths: 0 P.I.D.: 013-644-882 Original Price: \$1,289,900 Approx. Year Built: 1989 Age: 37 Zoning: FCCDD Gross Taxes: \$3,876.00 For Tax Year: 2025 Tax Inc. Utilities?: Tour:																																																																																										
Style of Home: 1 Storey, Inside Unit Construction: Frame - Wood Exterior: Glass, Mixed, Stucco Foundation: Concrete Perimeter	Renovations: Completely # of Fireplaces: 1 R.I. Fireplaces: Fireplace Fuel: Gas - Natural Fuel/Heating: Baseboard, Natural Gas Outdoor Area: Balcony(s) Type of Roof: Other	Total Parking: 1 Covered Parking: 1 Parking Access: Parking: Garage; Underground, Visitor Parking Dist. to Public Transit: Near Dist. to School Bus: Near Title to Land: Freehold Strata Property Disc.: No Fixtures Leased: : Fixtures Rmvd: No : Floor Finish: Laminate, Mixed																																																																																										
Legal: STRATA LOT 43 FALSE CREEK STRATA PLAN VR2402 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	Amenities: Club House, Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub, Wheelchair Access																																																																																											
Site Influences: Central Location, Cul-de-Sac, Marina Nearby, Recreation Nearby, Waterfront Property	Features: ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Microwave, Smoke Alarm, Sprinkler - Fire																																																																																											
Finished Floor (Main): 1,182 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 1,182 sq. ft. Unfinished Floor: 0 Grand Total: 1,182 sq. ft.	Units in Development: Exposure: North Mgmt. Co's Name: Stratawest Maint Fee: \$968.55 Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal	Tot Units in Strata: 133 Locker: Yes Stores in Building: 4 Mgmt. Co's #: 604-904-9595 Council/Park Apprv?:																																																																																										
Suite: Basement: None Crawl/Bsmt. Ht: # of Kitchens: 1	# of Levels: 1 # of Rooms: 8	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?: No Short Term Lse-Details:																																																																																										
<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite?</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td>Kitchen</td> <td>9'5 x 12'4</td> <td></td> <td></td> <td>x</td> <td>1</td> <td>Main</td> <td>3</td> <td>No</td> </tr> <tr> <td>Main</td> <td>Living Room</td> <td>16'10 x 14'10</td> <td></td> <td></td> <td>x</td> <td>2</td> <td>Main</td> <td>5</td> <td>Yes</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>11'6 x 9'2</td> <td></td> <td></td> <td>x</td> <td>3</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Primary Bedroom</td> <td>11'2 x 13'4</td> <td></td> <td></td> <td>x</td> <td>4</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Walk-In Closet</td> <td>5'6 x 6'</td> <td></td> <td></td> <td>x</td> <td>5</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>8'2 x 12'4</td> <td></td> <td></td> <td>x</td> <td>6</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Den</td> <td>8'9 x 9'6</td> <td></td> <td></td> <td>x</td> <td>7</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Patio</td> <td>7'8 x 5'</td> <td></td> <td></td> <td>x</td> <td>8</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?	Main	Kitchen	9'5 x 12'4			x	1	Main	3	No	Main	Living Room	16'10 x 14'10			x	2	Main	5	Yes	Main	Dining Room	11'6 x 9'2			x	3				Main	Primary Bedroom	11'2 x 13'4			x	4				Main	Walk-In Closet	5'6 x 6'			x	5				Main	Bedroom	8'2 x 12'4			x	6				Main	Den	8'9 x 9'6			x	7				Main	Patio	7'8 x 5'			x	8					
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