

#1403 - 1788 Columbia Street, Vancouver

\$879,000



SEAWALL LIVING IN THE HEART OF THE OLYMPIC VILLAGE. Rarely available, upper level 2 bedroom corner home overlooking beautiful views of False Creek & the city skyline. This home is equipped with top of the line European appliances (Stainless steel Fulgor Milano induction cooktop/oven, Blomberg fridge, DW & WD) quartz countertops, roller blinds & spa inspired bath with his & her vanities and illuminated mirrors. Great open floorplan with separated bedrooms, spacious flex space for your in home office and/or storage space. Amenities include a concierge, courtyard clubhouse w/full kitchen and TV, rooftop patio space, gym, and dog wash. Pet & rental friendly. Includes 1 parking & 1 locker.

FEATURES

ADDRESS: #1403 - 1788 Columbia Street, Vancouver

PRICE: \$879,000

AREA: False Creek

TYPE: 2 Bedroom + 1 Bathroom + Den + Balcony

SQ FT: 708 SF (Strata Plan Shows 702 SF)

YEAR BUILT: 2018

TAX: \$2,275.53 (2022)

STRATA FEES: \$493.14

PARKING: 1 (293)

STORAGE: 1 (81)

PETS: 2 Dogs or 2 Cats or 1 of Each

RENTALS: Allowed - Under 30 days with approval

ELEMENTARY: Simon Fraser Elementary

HIGH SCHOOL: Eric Hamber Secondary



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Presented by: rennie & associates realty ltd

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1403-1788 COLUMBIA STREET, VANCOUVER, BC

MAIN FLOOR TOTAL: 708 SQ.FT.
BALCONY: 47 SQ.FT.

*Strata Plan Shows 702 SQ.FT.



MAIN FLOOR PLAN
Ceiling Height 8'-0"





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Active R2748796 Board: V Apartment/Condo		1403 1788 COLUMBIA STREET Vancouver West False Creek V5Y 0L7		Residential Attached \$879,000 (LP) (SP) 	
		Sold Date: Meas. Type: Frontage(feet): Frontage(metres): Depth / Size (ft.): Sq. Footage: 0.00 Flood Plain: View: Complex / Subdiv: Epic First Nation Services Connctd: Community, Electricity Sewer Type: City/Municipal		If new,GST/HST inc?: Bedrooms: 2 Bathrooms: 1 Full Baths: 1 Half Baths: 0 P.I.D.: 030-360-170 Original Price: \$879,000 Approx. Year Built: 2018 Age: 5 Zoning: CD-1 Gross Taxes: \$2,275.53 For Tax Year: 2022 Tax Inc. Utilities?: Tour:	
Style of Home: Corner Unit, Upper Unit Construction: Concrete Exterior: Concrete, Glass Foundation: Concrete Perimeter Renovations: # of Fireplaces: 0 R.I. Fireplaces: Fireplace Fuel: None Fuel/Heating: Baseboard, Electric Outdoor Area: Balcony(s) Type of Roof: Other		Reno. Year: Rain Screen: Metered Water: R.I. Plumbing:		Total Parking: 1 Covered Parking: 1 Parking Access: Lane Parking: Garage; Underground Dist. to Public Transit: Close Dist. to School Bus: Title to Land: Freehold Strata Property Disc.: Yes Fixtures Leased: No Fixtures Rmvd: No Floor Finish: Laminate, Mixed, Tile	
Legal: STRATA LOT 93, PLAN EPS4489, DISTRICT LOT 200A, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE					
Amenities: Bike Room, Club House, Elevator, Exercise Centre, Garden, In Suite Laundry, Storage, Concierge					
Site Influences: Central Location, Lane Access, Marina Nearby, Recreation Nearby, Shopping Nearby Features: CltHwsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings					
Finished Floor (Main): 708 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 708 sq. ft. Unfinished Floor: 0 Grand Total: 708 sq. ft.		Units in Development: Exposure: Northeast Mgmt. Co's Name: First Service Residential Maint Fee: \$493.14 Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal, Water		Tot Units in Strata: 120 Locker: Yes Storeys in Building: 16 Mgmt. Co's #: 604-683-8900 Council/Park Apprv?:	
Suite: None Basement: None Crawl/Bsmt. Ht.: # of Kitchens: 1		# of Levels: 1 # of Rooms: 5		Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed Restricted Age: # or % of Rentals Allowed: Short Term(<1yr)Rnt/Lse Alwd?: Yes Short Term Lse-Details: Must register with city & strata	
Floor Type Dimensions Main Primary Bedroom 9'4 x 9'3 Main Bedroom 10'1 x 9'5 Main Kitchen 8'5 x 8' Main Living Room 11'11 x 11'1 Main Den 8'3 x 4'9 x x x		Floor Type Dimensions x x x x x x x		Bath Floor # of Pieces Ensuite? 1 Main 5 No 2 3 4 5 6 7 8	
Listing Broker(s): Rennie & Associates Realty Ltd.					
Seawall living in the heart of Olympic Village. Rarely available, upper level 2 bedroom corner home overlooking beautiful views of False Creek & the city skyline. This home is equipped with top of the line European appliances (SS Fulgor Milano induction cooktop/oven, Blomberg fridge, DW & WD) quartz countertops, roller blinds & spa inspired bath w/his & her vanities and illuminated mirrors. Great open floorplan with separated bedrooms, spacious flex space for your in home office and/or storage space. Amenities include a concierge, courtyard clubhouse w/full kitchen and TV, rooftop patio space, gym, and dog wash. Pet & rental friendly. Includes 1 parking & 1 locker.					

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