

# #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

Presented by: rennie & associates realty ltd



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

**rennie**



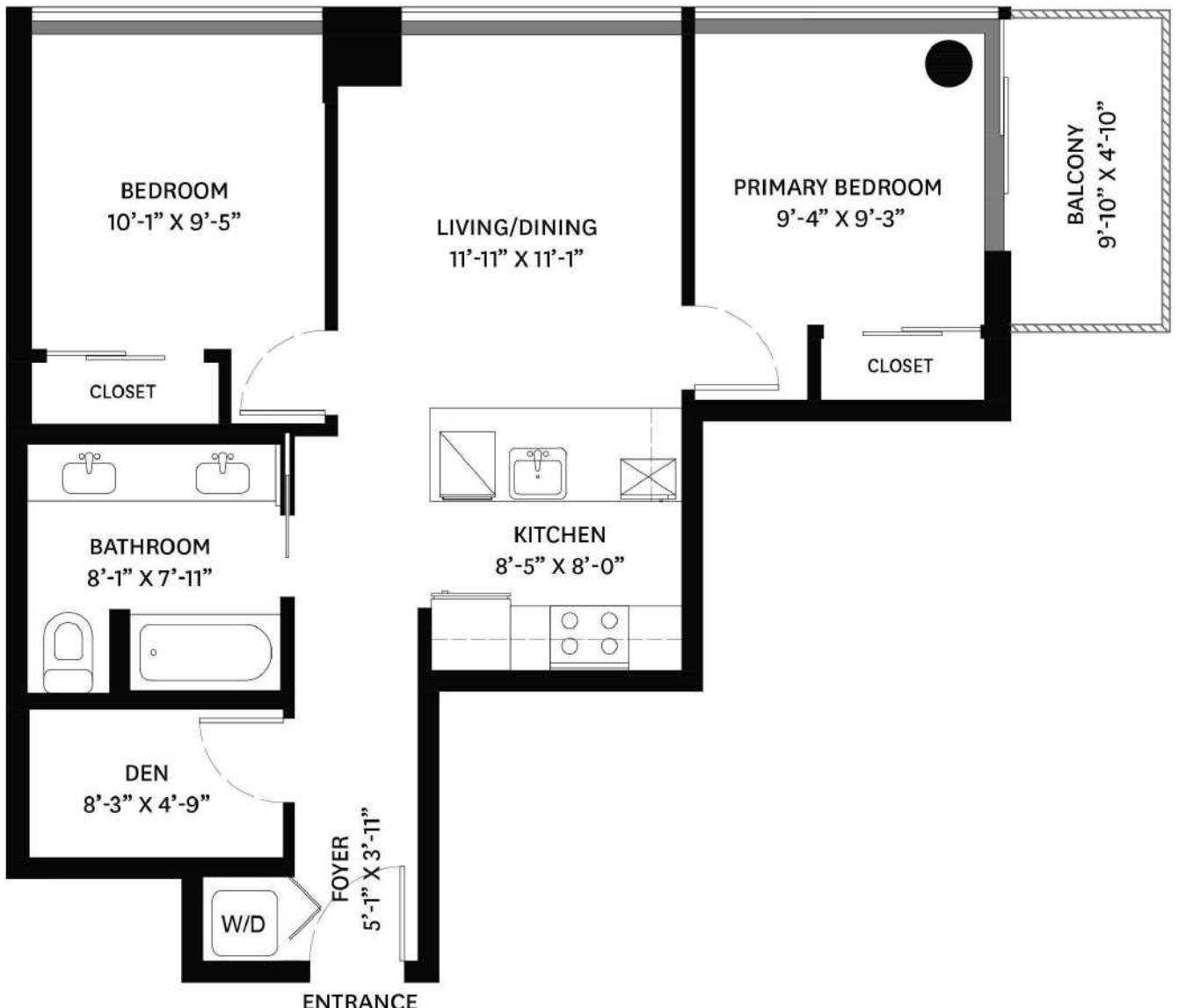
**Derek Kai** Personal Real Estate Corporation  
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dkai@rennie.com  
expertliving.ca

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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"



2' 4' 8'



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**rennie**



Presented by:  
**Derek Kai PREC\***  
 Rennie & Associates Realty Ltd.  
 Phone: 604-868-1666  
 dkai@rennie.com

**rennie**

**Active**  
**R2748796**

Board: V  
 Apartment/Condo

**1403 1788 COLUMBIA STREET**

Vancouver West  
 False Creek  
 V5Y 0L7

Residential Attached

**\$879,000 (LP)**

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$879,000</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>2018</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>5</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>CD-1</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,275.53</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2022</b>
Flood Plain:	P.I.D.: <b>030-360-170</b>	Tax Inc. Utilities?:
View: <b>Yes : Water, Mountain, City</b>		Tour:
Complex / Subdiv: <b>Epic</b>		
First Nation		
Services Connctd: <b>Community, Electricity</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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: **Garage; Underground**Dist. to Public Transit: **Close**Title to Land: **Freehold Strata**Property Disc.: **Yes**Fixtures Leased: **No :**Fixtures Rmvd: **No :**Floor Finish: **Laminate, Mixed, Tile**Parking Access: **Lane**

Dist. to School Bus:

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):	<b>708</b>
Finished Floor (Above):	<b>0</b>
Finished Floor (AbvMain2):	<b>0</b>
Finished Floor (Below):	<b>0</b>
Finished Floor (Basement):	<b>0</b>
Finished Floor (Total):	<b>708 sq. ft.</b>
Unfinished Floor:	<b>0</b>
Grand Total:	<b>708 sq. ft.</b>

Units in Development:	Tot Units in Strata: <b>120</b>	Locker: <b>Yes</b>
Exposure: <b>Northeast</b>	Storeys in Building: <b>16</b>	
Mgmt. Co's Name: <b>First Service Residential</b>	Mgmt. Co's #: <b>604-683-8900</b>	
Maint Fee: <b>\$493.14</b>	Council/Park Apprv?:	
Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal, Water</b>		

Bylaws Restrictions: **Pets Allowed w/ Rest., Rentals Allowed**Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**

# or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?: **Yes**Short Term Lse-Detials: **Must register with city & strata**

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