

#1701 - 1788 Columbia Street, Vancouver

\$889,000



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

Seawall Living in the heart of the Olympic Village overlooking stunning views of False Creek & city skyline. Your SUBPENTHOUSE 1 Bedroom + Den + Flex + Balcony home boasts top of the line chef's kitchen with stainless steel Fulgor Milano induction cooktop/oven, Blomberg fridge & quartz counters with bar seating. Upgraded custom built TV Media shelving and closet organizers, roller blinds & a full spa inspired bath with a double vanity & illuminated mirrors. Perfect floorplan with a bright large Den perfect for working from home while enjoying the stunning views. Expand your space w/friends for dinner in the courtyard clubhouse with full kitchen, TV, or the rooftop patio space. Gym, dog wash, concierge. 1 parking & BONUS 3 LOCKERS included.

KEY INFORMATION

ADDRESS: #1701 - 1788 Columbia Street, Vancouver

PRICE: \$889,000

AREA: False Creek

TYPE: 1 Bedroom + 1 Bath + Den + Flex + Balcony

SQ FT: 729 SF* + 34 SF Balcony

YEAR BUILT: 2021

TAX: \$2,633.33 (2023)

STRATA FEES: \$538.07

FEATURES

VIEW: Breathtaking Downtown Views

PARKING: 1 (P2-155)

LOCKER: 3 Lockers (P1 Room 3-53/54 & Room 4-98)

PETS: 2 Pets (Under 40 lbs)

RENTAL: Short Term Allowed with Approval

ELEMENTARY: Simon Fraser Elementary

HIGH SCHOOL: Eric Hamber Secondary

*Strata Plan shows 728 SF

rennie



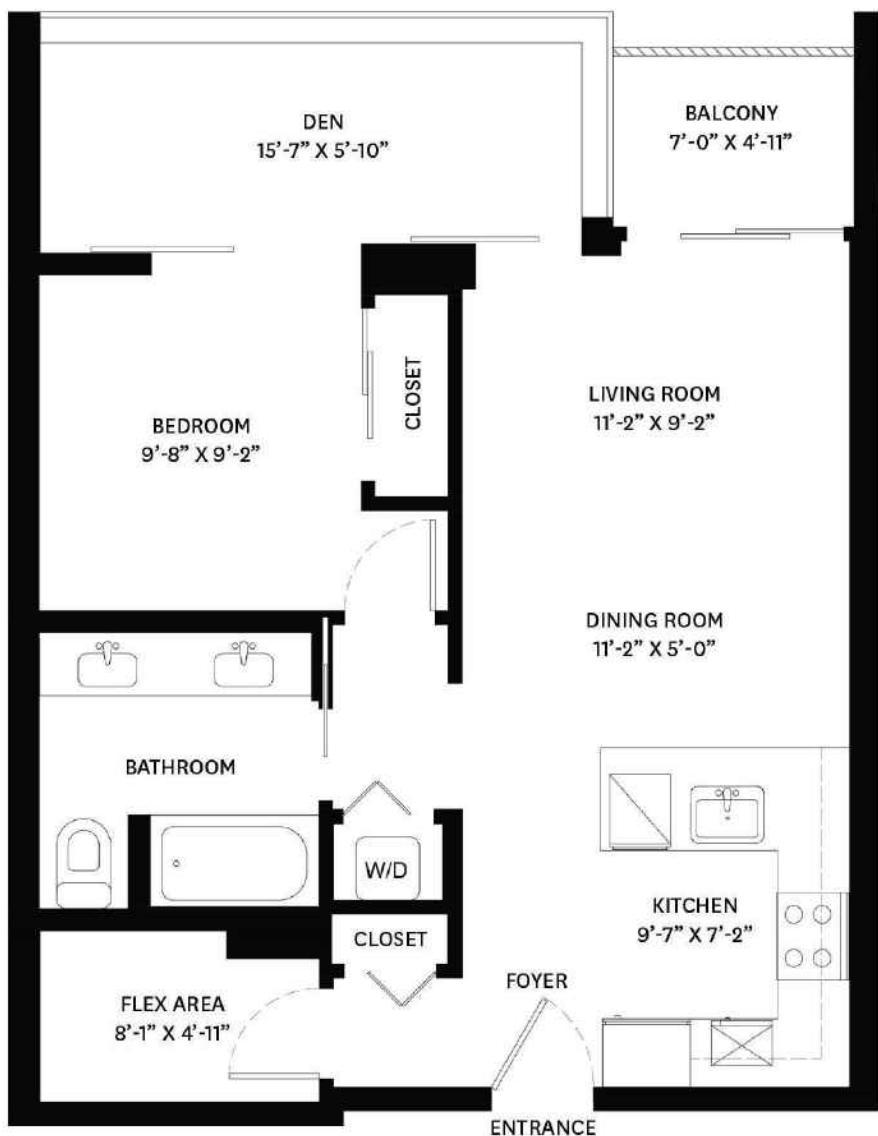
Derek Kai Personal Real Estate Corporation
604.868.1666
dkai@rennie.com
expertliving.ca

rennie

1701 - 1788 COLUMBIA STREET, VANCOUVER, BC

MAIN FLOOR TOTAL: **729 SQ.FT.***
 BALCONY: **34 SQ. FT.**

*Strata Plan show 728 SQ.FT.



FLOOR PLAN



2' 4' 8'

floor plan designed by
 ishot.ca Enterprises Inc.
 604-368-7979
<http://ishot.ca>

*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.



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

rennie

Active

R2851011

Board: V

Apartment/Condo

1701 1788 COLUMBIA STREET

Vancouver West
False Creek
V5Y 0L7

Residential Attached

\$889,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$889,000**
Meas. Type: Bedrooms: **1** Approx. Year Built: **2018**
Frontage(feet): Bathrooms: **1** Age: **6**
Frontage(metres): Full Baths: **1** Zoning: **CD-1**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,633.33**
Sq. Footage: **0.00** For Tax Year: **2023**
Flood Plain: P.I.D.: **030-360-391** Tax Inc. Utilities?:
View: **Yes : Beautiful Downtown Views** Tour:
Complex / Subdiv: **EPIC AT WEST**

First Nation
Services Connctd: **Electricity, Sanitary Sewer, Water**
Sewer Type: Water Supply: **City/Municipal**

Style of Home: **Inside Unit, Upper 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**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Laminate, Mixed**

Legal: **STRATA LOT 115 DISTRICT LOT 200A GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS4489 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, Exercise Centre, In Suite Laundry, Storage, Concierge**

Site Influences: **Central Location, Marina Nearby, Shopping Nearby**

Features:

Finished Floor (Main): **729**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **729 sq. ft.**
Unfinished Floor: **0**
Grand Total: **729 sq. ft.**

Units in Development:
Exposure: **West**
Mgmt. Co's Name: **First Service**
Maint Fee: **\$538.07**
Maint Fee Includes: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Snow removal**
Tot Units in Strata: **120** Locker: **Yes**
Storeys in Building: **18**
Mgmt. Co's #: **855-273-1967**
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/ Rest., Rentals Allwd w/ Restrctns**
Restricted Age: # of Pets: **2**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **Yes**
Short Term Lse-Details: **Short Term Allowed with Approval From Strata. See Bylaws.**
Cats: **Yes** Dogs: **Yes**

Suite:

Basement: **None**

Crawl/Bsmt. Ht: # of Levels: **1**

of Kitchens: **1** # of Rooms: **7**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	9'7" x 7'2"			x	1	Main	5	No
Main	Living Room	11'2" x 9'2"			x	2			
Main	Dining Room	11'2" x 5'			x	3			
Main	Bedroom	9'8" x 9'2"			x	4			
Main	Den	15'7" x 5'10"			x	5			
Main	Flex Room	4'11" x 8'1"			x	6			
Main	Patio	7' x 4'11"			x	7			
		x			x	8			

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

Seawall Living in the heart of the Olympic Village overlooking stunning views of False Creek & city skyline. Your SUBPENTHOUSE 1 Bedroom + Den + Flex + Balcony home boasts top of the line chef's kitchen with stainless steel Fulgor Milano induction cooktop/oven, Bloomberg fridge & quartz counters with bar seating. Upgraded custom built TV Media shelving and closet organizers, roller blinds & a full spa inspired bath with a double vanity & illuminated mirrors. Perfect floorplan with a bright large Den perfect for working from home while enjoying the stunning views. Expand your space w/friends for dinner in the courtyard clubhouse w/full kitchen, TV, or the rooftop patio space. Gym, dog wash, concierge. 1 parking & BONUS 3 LOCKERS included.

REA Full Public
1 Page

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

02/20/2024 10:59 PM



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

rennie