

#315 - 1708 Columbia Street, Vancouver

\$796,800



ATTENTION ALL PATIO LOVERS! This is the one you've been waiting for! Welcome to Wall Centre False Creek located in the heart of the Olympic Village. SPACIOUS MOVE IN READY 1 Bedroom + Flex/Office home with 163 square foot patio facing on to the quiet courtyard. Professional grade chef's kitchen with gas 5 burner Viking stove, beautiful stone counters, pantry, bar seating & a luxurious floor to ceiling tiled bathroom. Home has been repainted & is in fantastic condition. 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 & plenty of visitor parking. 1 parking & locker included.

KEY INFORMATION

ADDRESS: #315 - 1708 Columbia Street, Vancouver

PRICE: \$796,800

AREA: False Creek

TYPE: 1 Bedroom + 1 Bath + Den

SQ FT: 664 SF + 163 SF Patio

YEAR BUILT: 2013

TAX: \$2,031.27

STRATA FEES: \$442.85

FEATURES

VIEWS: Courtyard

PARKING: 1 (P3 - 165)

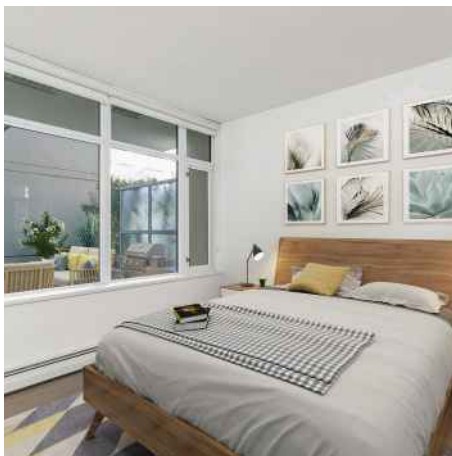
LOCKER: Underground (P4Rm19 - 1901)

PETS: 2 Cat or 1 Dog or 1 of Each

RENTAL: Minimum 6 Months

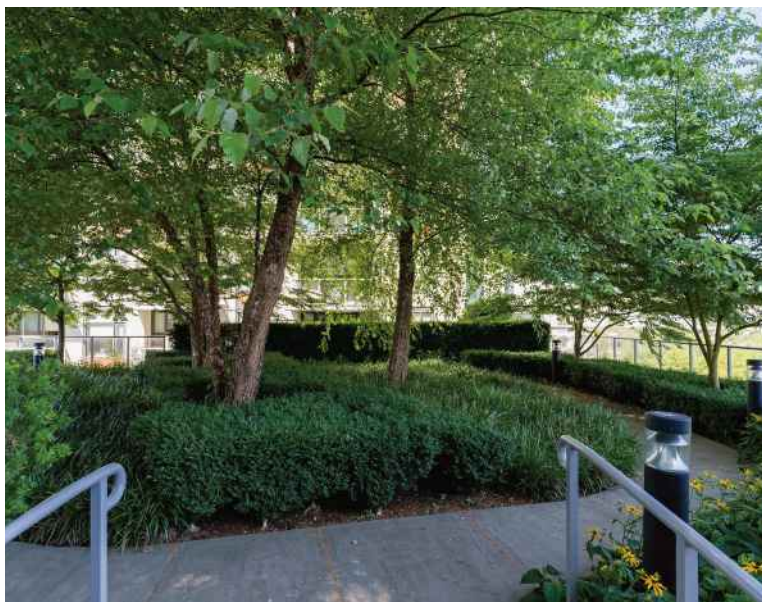
ELEMENTARY: Simon Fraser Elementary

HIGH SCHOOL: Eric Hamber Secondary



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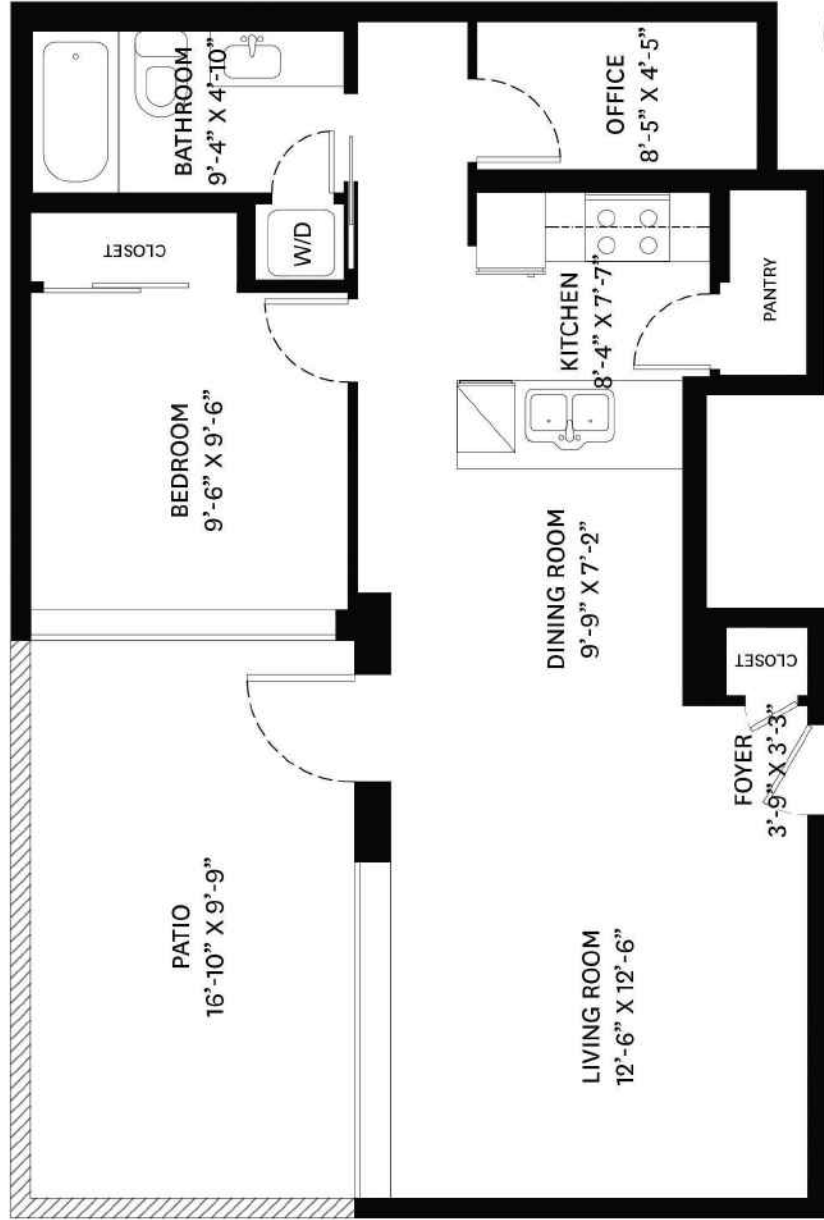


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315-1708 COLUMBIA STREET, VANCOUVER, BC

MAIN FLOOR TOTAL: 664 SQ.FT.
PATIO: 163 SQ.FT.



MAIN FLOOR PLAN
Ceiling Height: 7'-10"



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Presented by:
Derek Kai PREC*

Rennie & Associates Realty Ltd.
Phone: 604-868-1666

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Active

R2643383

Board: V

Apartment/Condo

315 1708 COLUMBIA STREET

Vancouver West

False Creek

V5Y 0H7

Residential Attached

\$796,800 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$796,800**
Meas. Type: Bedrooms: **1** Approx. Year Built: **2013**
Frontage(feet): Bathrooms: **1** Age: **9**
Frontage(metres): Full Baths: **1** Zoning: **CD-1**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,031.27**
Sq. Footage: **0.00** For Tax Year: **2021**
Flood Plain: P.I.D.: **029-079-501** Tax Inc. Utilities?: **No**
View: **Yes : Courtyard Garden** Tour:
Complex / Subdiv: **Wall Centre False Creek**
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Inside Unit, 3 Storey w/Bsmt.**

Construction: **Concrete**

Exterior: **Concrete, Glass**

Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: **0** R.I. Fireplaces:

Fireplace Fuel: **None**

Fuel/Heating: **Baseboard, Hot Water**

Outdoor Area: **Balcony(s), Patio(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: **NEAR**

Dist. to School Bus: **NEAR**

Title to Land: **Freehold Strata**

Property Disc.: **Yes**

Fixtures Leased: **:**

Fixtures Rmvd: **No :**

Floor Finish: **Laminate, Mixed, Carpet**

Legal: **STRATA LOT 26, PLAN EPS1197, 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, Exercise Centre, In Suite Laundry, Recreation Center, Storage**

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main):	664	Units in Development:		Tot Units in Strata:	301	Locker:	Yes
Finished Floor (Above):	0	Exposure:	Southeast	Storeys in Building:			
Finished Floor (AbvMain2):	0	Mgmt. Co's Name:	First Service	Mgmt. Co's #:			
Finished Floor (Below):	0	Maint Fee:	\$442.85	Council/Park Apprv?:			
Finished Floor (Basement):	0	Maint Fee Includes:	Caretaker, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility				
Finished Floor (Total):	664 sq. ft.	Bylaws Restrictions:	Pets Allowed w/Rest., Rentals Allwd w/Restrctns				
Unfinished Floor:	0	Restricted Age:		# of Pets:	1	Cats:	Yes
Grand Total:	664 sq. ft.	# or % of Rentals Allowed:		Dogs:	Yes		
Suite:	None	Short Term(<1yr)Rnt/Lse Alwd?:	Yes				
Basement:	None	Short Term Lse-Details:	Minimum 6 months				
Crawl/Bsmt. Ht:							
# of Kitchens:	1						
# of Levels:	1						
# of Rooms:	6						

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	8'4 x 7'7			x	1	Main	4	No
Main	Living Room	12'6 x 12'6			x	2			
Main	Dining Room	9'9 x 7'2			x	3			
Main	Master Bedroom	9'6 x 9'6			x	4			
Main	Office	8'5 x 4'5			x	5			
Main	Patio	16'10 x 9'9			x	6			
		x			x	7			
		x			x	8			

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

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REA Full Public
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