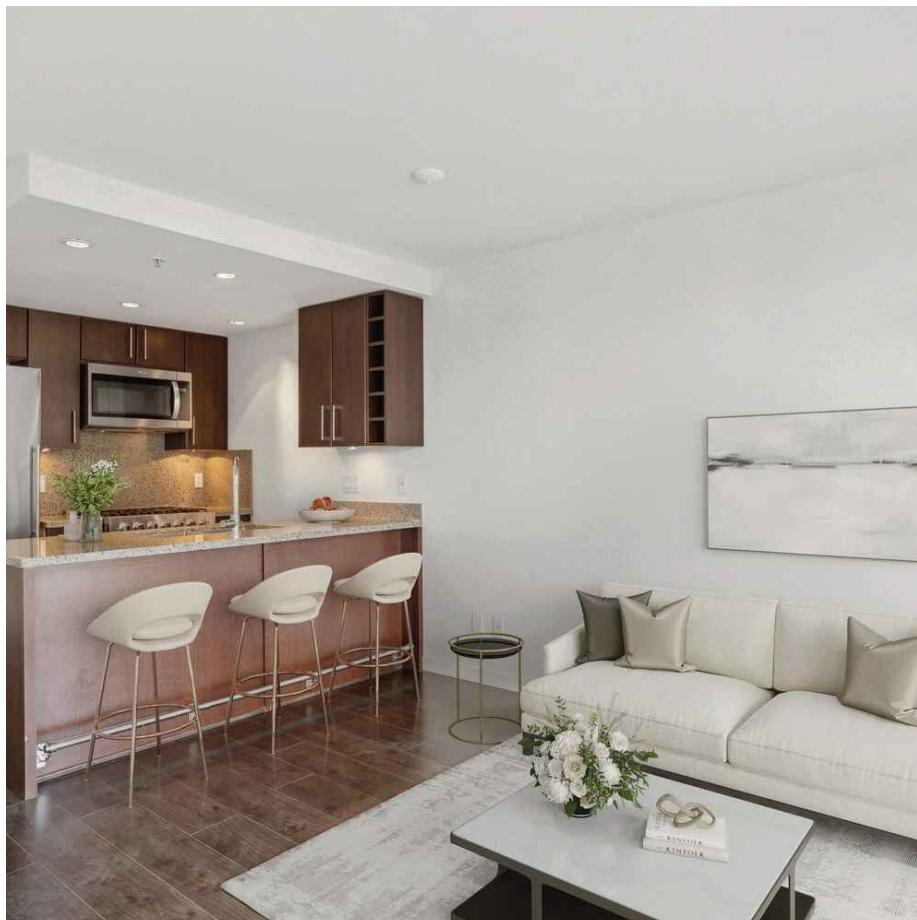


#554 - 168 West 1st Avenue, Vancouver

\$694,900



MOVE IN READY East facing 1 Bedroom + Den at Wall Centre False Creek in the heart of the Olympic Village. Professional grade Chef's Kitchen with 5 burner Gas Viking stove, beautiful stone counters, pantry, bar seating & a luxurious floor to ceiling tiled bathroom. Perfectly laid out home with a den for working from home and a balcony to enjoy your quiet views of the courtyard. 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, guest suite & plenty of visitor parking. 1 parking & locker included. Home has been freshly painted & in fantastic condition!

KEY INFORMATION

ADDRESS: #554 - 168 West 1st Avenue

PRICE: \$694,900

AREA: False Creek

TYPE: 1 Bedroom + Den + Balcony

SQ FT: 517 SF + 50 SF Patio

YEAR BUILT: 2013

TAX: \$1,918.79 (2023)

STRATA FEES: \$385.51

FEATURES

PARKING: 1 (P1-6)

LOCKER: 1 (P4-Rm21-2132)

PETS: 1 Dogs or 2 Cats or 1 of Each

RENTALS: Minimum 6 Months

ELEMENTARY: Simon Fraser Elementary

HIGH SCHOOL: Eric Hamber Secondary



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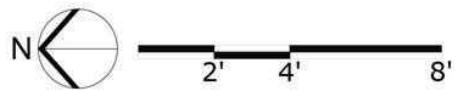
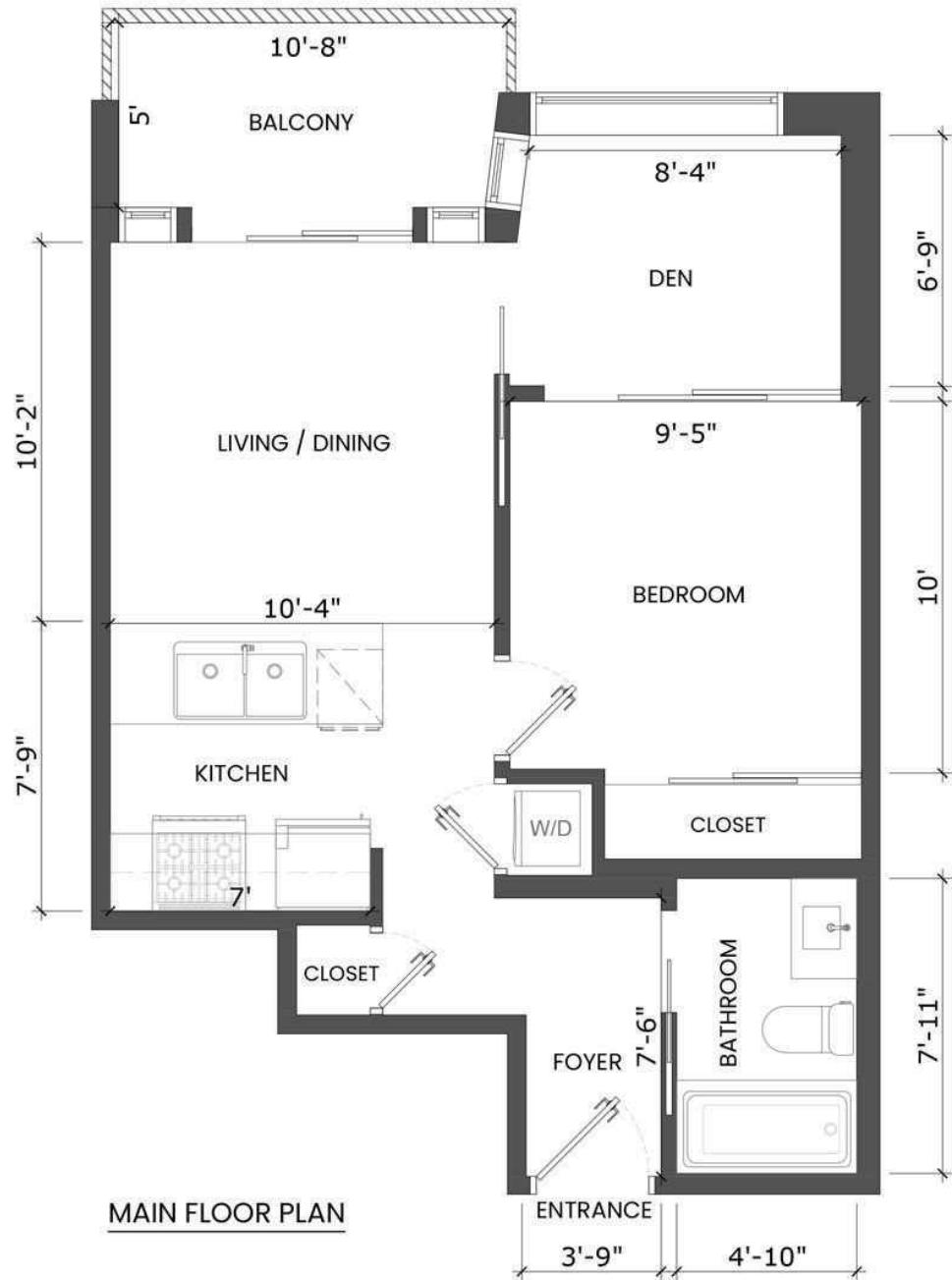


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554-168 WEST 1ST AVENUE, VANCOUVER, BC

MAIN FLOOR TOTAL: 517 SQ.FT.
BALCONY: 50 SQ.FT.



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Presented by:
Derek Kai PREC*

Chow & Kai Group
Rennie & Associates Realty Ltd.

Phone: 604-868-1666

dkai@rennie.com

rennie

Active
R2857568

Board: V
Apartment/Condo



554 168 W 1ST AVENUE

Vancouver West
False Creek
V5Y 0H6

Residential Attached

\$694,900 (LP)
(SP)

Sold Date: If new, GST/HST inc?: Original Price: **\$694,900**
Meas. Type: Bedrooms: **1** Approx. Year Built: **2013**
Frontage(feet): Bathrooms: **1** Age: **11**
Frontage(metres): Full Baths: **1** Zoning: **CD-1**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,918.79**
Sq. Footage: **0.00** For Tax Year: **2023**
Flood Plain: P.I.D.: **029-079-888** Tax Inc. Utilities?: **No**
View: **Yes :Courtyard View** Tour:
Complex / Subdiv: **Wall Centre False Creek**
First Nation
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Inside Unit**
Construction: **Concrete**
Exterior: **Concrete, Glass, Mixed**
Foundation: **Concrete Perimeter**

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:

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**
Fixtures Leased: :
Fixtures Rmvd: **No**:
Floor Finish: **Laminate, Mixed**

Legal: **STRATA LOT 64 DISTRICT LOT 200A GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS1197 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, Elevator, Exercise Centre, Garden, Guest Suite, In Suite Laundry, Playground, Storage**

Site Influences: **Central Location, Marina Nearby, Shopping Nearby**
Features: **CthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Microwave, Sprinkler - Fire**

Finished Floor (Main): **517**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **517 sq. ft.**
Unfinished Floor: **0**
Grand Total: **517 sq. ft.**

Units in Development:
Exposure: **East**
Mgmt. Co's Name: **First Service Residential**
Maint Fee: **\$385.51**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Snow removal**

Tot Units in Strata: **301** Locker: **Yes**

Stores in Building:

Mgmt. Co's #:

604-683-8900

Council/Park Apprv?:

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **5**

Bylaws Restrictions: **Pets Allowed w/ Rest., Rentals Allwd w/ Restrctns**

Restricted Age:

of Pets:

Cats: **Yes** Dogs: **Yes**

or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?: **Yes**

Short Term Lse-Details: **Minimum 6 Months**

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

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

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REA Full Public
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