

Presented by:
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rennie

Active
R2635186
Board: V
Apartment/Condo

906 168 W 1ST AVENUE
Vancouver West
False Creek
V5Y 0H6

Residential Attached
\$698,000 (LP)
(SP)



Sold Date:
Meas. Type:
Frontage(feet):
Frontage(metres):
Depth / Size (ft.):
Sq. Footage:
Flood Plain:
View:
Complex / Subdiv:
Services Connctd:

If new, GST/HST inc?:
Bedrooms:
Bathrooms:
Full Baths:
Half Baths:
P.I.D.:
Yes : Courtyard Garden & Mountain
Wall Centre False Creek
Electricity, Natural Gas, Water

Original Price: **\$698,000**
Approx. Year Built: **2013**
Age: **8**
Zoning: **CD-1**
Gross Taxes: **\$1,791.58**
For Tax Year: **2021**
Tax Inc. Utilities?: **No**
Tour:

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

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

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **None**
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, Carpet**

Legal: **STRATA LOT 233, 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, Club House, Elevator, Exercise Centre, Garden, In Suite Laundry, Storage**

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

Finished Floor (Main): **531**
Finished Floor (Above): **0**
Finished Floor (AbovMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **531 sq. ft.**
Unfinished Floor: **0**
Grand Total: **531 sq. ft.**

Units in Development:
Exposure: **East**
Mgmt. Co's Name: **First Service**
Maint Fee: **\$355.72**
Maint Fee Includes: **Garbage Pickup, Gardening, Gas, Heat, Hot Water, Recreation Facility, Snow removal**

Tot Units in Strata: **301** Locker: **Yes**
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **Yes**
Short Term Lse-Details: **Minimum 6 Months**

Suite:
Basement:**None**
Crawl/Bsmt. Ht:
of Kitchens: **1**

of Levels: **1**
of Rooms: **7**

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Restricted Age:
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	7'0 x 6'5				1	Main	4	No
Main	Dining Room	10'3 x 4'3				2			
Main	Living Room	10'4 x 6'4				3			
Main	Master Bedroom	9'6 x 9'5				4			
Main	Den	8'10 x 6'9				5			
Main	Office	7'0 x 3'9				6			
Main	Patio	11' x 4'3				7			
		x				8			

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

Welcome to Wall Centre False Creek located in the heart of the Olympic Village. Perfectly laid out MOVE IN READY E facing 1 Bdm + Den, office with views of the courtyard gardens & Northshore Mountains. You'll love the professional grade chef's kitchen w/Viking/Blomberg S/S appliances, beautiful stone counters, bar seating, luxurious floor to ceiling tiled bathroom, den with window - perfect for those working from home & a balcony. Home has been repainted & is in fantastic condition. Be the envy of all in this fabulous location – mins from Downtown, steps to the Olympic Village, walking distance to Skytrain, Cambie Corridor & the Seawall. Building amenities incl caretaker, gym, meeting room, lounge, gardens & plenty of visitor pkg. 1 pkg & locker incl.

REA Full Public
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11/24/2021 12:36 PM

#906 - 168 West 1st Avenue, Vancouver

\$698,000

Welcome to Wall Centre False Creek - located in the heart of the Olympic Village. Perfectly laid out MOVE IN READY East facing 1 bedroom + den, office with views of the courtyard gardens & North Shore Mountains. You'll love the professional grade chef's kitchen w/Viking/Blomberg S/S appliances, beautiful stone counters, bar seating, luxurious floor to ceiling tiled bathroom, den with window - perfect for those working from home & a balcony. 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 Skytrain, Cambie Corridor & the Seawall. Building amenities incl caretaker, gym, meeting room, lounge, gardens & plenty of visitor parking. 1 parking & storage locker included.

KEY INFORMATION

ADDRESS: #906 - 168 West 1st Avenue, Vancouver
PRICE: \$698,000
AREA: False Creek
TYPE: 1 Bedroom + Den + Office + Balcony
SQ FT: 531* SF + 46 SF Balcony (* Strata Plan 529 SF)
YEAR BUILT: 2013
TAX: \$1,791.58 (2021)
STRATA FEES: \$355.72
VIEWS: Courtyard Gardens & Mountains
PARKING: 1 (P3 - 33)
LOCKER: YES (P4-20-2036)
PETS: 1 Dog or 2 Cats or 1 of Each
RENTAL: Minimum 6 Months
ELEMENTARY: Simon Fraser Elementary
HIGH SCHOOL: Eric Hamber Secondary

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INFORMATION IS DEEMED RELIABLE BUT IS NOT GUARANTEED. NOT INTENDED TO INDUCE BREACH OF AN EXISTING AGENCY AGREEMENT.



906-168 WEST 1ST AVENUE, VANCOUVER, BC

FLOOR TOTAL: 531 SQ.FT.*

BALCONY: 46 SQ. FT.

*** DISCLAIMER: STRATA PLAN SHOWS 529 SQ. FT.**



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