

Active
R2496680

Board: V
Apartment/Condo

1803 1708 ONTARIO STREET

Vancouver East
Mount Pleasant VE
V5T 0J7

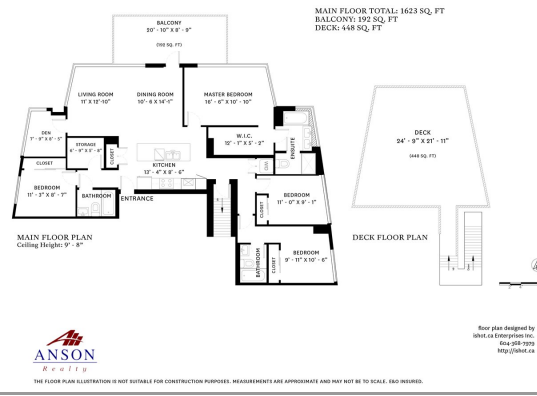
Residential Attached

\$3,600,000 (LP)

(SP) 

1803 - 1708 ONTARIO STREET, VANCOUVER, BC

Sold Date: Frontage (feet): Original Price: **\$3,600,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **2019**
 Depth / Size (ft.): Bedrooms: **4** Age: **1**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD-1**
 Flood Plain: Full Baths: **3** Gross Taxes: **\$8,089.50**
 Council Apprv?: Half Baths: **0** For Tax Year: **2020**
 Exposure: **North** Maint. Fee: **\$579.04** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **030-910-315**
 Mgmt. Co's Name: **Associa** Tour:
 Mgmt. Co's Phone: **604-590-6060**
 View: **Yes: WATER, CITY & MOUNTAINS**
 Complex / Subdiv: **PINNACLE ON THE PARK**
 Services Connected: **Community, Electricity, Natural Gas, Storm Sewer, Water**



Style of Home: **Corner Unit, Penthouse**
 Construction: **Concrete Frame, Frame - Metal, Other**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Forced Air, Heat Pump**
 Outdoor Area: **Balcony(s), Rooftop Deck**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing: **No**
 R.I. Fireplaces:
 # of Fireplaces: **0**

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Garage; Underground**
 Locker:
 Dist. to Public Transit:
 Units in Development: **140** Total Units in Strata: **140**
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Tile**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Snow removal, Water**
 Legal: **STRATA LOT 140, PLAN EPS5871, 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 V**
 Amenities: **Air Cond./Central, Exercise Centre, Garden, Playground**

Site Influences: **Central Location, Greenbelt, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Oven - Built In, Pantry, Smoke Alarm, Sprinkler**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'0 x 12'10			X			X
Main	Dining Room	10'6 x 14'1			X			X
Main	Kitchen	13'4 x 8'6			X			X
Main	Den	7'9 x 8'5			X			X
Main	Master Bedroom	16'6 x 10'10			X			X
Main	Walk-In Closet	12'1 x 5'2			X			X
Main	Bedroom	11'0 x 9'1			X			X
Main	Bedroom	9'11 x 10'6			X			X
Main	Bedroom	11'3 x 8'7			X			X
Main	Storage	6'9 x 5'8			X			X

Finished Floor (Main):	1,623	# of Rooms: 10	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	5	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Main	4	No	Pool:
Finished Floor (Total):	1,623 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed, Rentals Allowed			5				Door Height:
Grand Total:	1,623 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Anson Realty Ltd.**

Jewel of the area - one of a kind! Only one like it - 4 bedroom plus den Penthouse with full wrap around views of False Creek, City and Mountains. Large balcony on main living area AND large rooftop deck make this a dream home. Only 3 units on this floor. Floor-to-ceiling windows, over height 9'8" ceilings, engineered hardwood flooring, full-size chef's kitchen with Scavolini cabinets with a pantry and wine fridge, and extra large master walk-in closet, are some of the special touches in the home. Perfect home in a fantastic neighbourhood, close to the seawall, amenities, shopping and transit.