

**Active**  
**R2645891**  
 Board: V  
 Apartment/Condo

**407 1708 ONTARIO STREET**

Vancouver East  
 Mount Pleasant VE  
 V5T 0J7

Residential Attached

**\$1,327,000** (LP)

(SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$1,383,300**  
 Meas. Type: Bedrooms: **2** Approx. Year Built: **2019**  
 Frontage(feet): Bathrooms: **2** Age: **3**  
 Frontage(metres): Full Baths: **2** Zoning: **CD-1**  
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$3,369.64**  
 Sq. Footage: **0.00** For Tax Year: **2021**  
 Flood Plain: P.I.D.: **030-909-228** Tax Inc. Utilities?: **No**  
 View: **Yes CITY & MOUNTAINS** Tour:  
 Complex / Subdiv: **PINNACLE ON THE PARK**  
 Services Connctd: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:  
 # of Fireplaces: R.I. Fireplaces: **0**  
 Fireplace Fuel:  
 Fuel/Heating: **Forced Air, Heat Pump**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Other**

Reno. Year:  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing: **No**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
 Parking: **Garage; Underground**  
 Dist. to Public Transit: **2 BLOCKS** Dist. to School Bus:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Hardwood, Mixed, Tile**

Legal: **STRATA LOT 31, 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: **Elevator, Exercise Centre, In Suite Laundry, Recreation Center**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Smoke Alarm, Sprinkler - Inground, Windows - Thermo**

Finished Floor (Main): <b>931</b>	Units in Development: <b>140</b>	Tot Units in Strata: <b>140</b>	Locker:
Finished Floor (Above): <b>0</b>	Exposure: <b>South</b>	Stores in Building: <b>18</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Associa BC Inc.</b>	Mgmt. Co's #: <b>604-590-6060</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$480.65</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water, Geothermal</b>		
Finished Floor (Total): <b>931 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>931 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions</b>		
Suite:	Restricted Age:	# of Pets: <b>1</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>0</b>	Short Term Lse-Details:		
# of Levels: <b>1</b>			
# of Rooms: <b>5</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Master Bedroom	12'6 x 9'0			x	1	Main	3	No
Main	Bedroom	15'8 x 9'4			x	2	Main	4	No
Main	Dining Room	14'0 x 8'0			x	3			
Main	Living Room	9'0 x 10'4			x	4			
Main	Storage	10'0 x 3'10			x	5			
					x	6			
					x	7			
					x	8			

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

**Perfect layout North facing 2 bedrooms plus den or storage at the Pinnacle on the Park, bright natural views of city, mountains & Science World from 3 rooms. Convenient Heat pump for personal heating and cooling comfort. Gourmet kitchen with Full size SS appliances, h/w flooring. Amenities with exercise centre, family lounge, roof top garden & playground. In the heart of the Olympic Village, new park across the street, steps to seawall, Urban Fare supermarket, Terra Breads, Craft Beer Market, banks, restaurants and a few choice ice cream shops. 10 min walk to Canada Line & Skytrain. 17FT long fresh air balcony with easy access from living room and bedroom.**