



**Active**  
**R2686774**  
 Board: V  
 Apartment/Condo

**1507 1708 ONTARIO STREET**  
 Vancouver East  
 Mount Pleasant VE  
 V5T 0J7

Residential Attached  
**\$1,829,000** (LP)   
 (SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$1,829,000**  
 Meas. Type: Bedrooms: **3** Approx. Year Built: **2019**  
 Frontage(feet): Bathrooms: **2** Age: **3**  
 Frontage(metres): Full Baths: **2** Zoning: **CD**  
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$4,532.80**  
 Sq. Footage: **0.00** For Tax Year: **2021**  
 Flood Plain: P.I.D.: **030-910-161** Tax Inc. Utilities?: **No**  
 View: **Yes FALSE CREEK, MOUNTAINS & PARK** Tour:  
 Complex / Subdiv: **PINNACLE ON THE PARK**  
 Services Connctd: **Electricity, Natural Gas, Storm Sewer**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Corner Unit, Upper Unit**  
 Construction: **Concrete, Frame - Metal, Other**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Renovations:  
 # of Fireplaces: R.I. Fireplaces:  
 Fireplace Fuel:  
 Fuel/Heating: **Forced Air, Heat Pump**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Other**

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

Legal: **STRATA LOT 125, 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, Lane Access, Recreation Nearby, Shopping Nearby**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Oven - Built In, Smoke Alarm**

Finished Floor (Main): <b>1,120</b>	Units in Development: <b>140</b>	Tot Units in Strata: <b>140</b>	Locker:
Finished Floor (Above): <b>0</b>	Exposure: <b>Northeast</b>	Stores in Building: <b>18</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>ASSOCIA</b>	Mgmt. Co's #:	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$569.17</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Snow removal, Water</b>		
Finished Floor (Total): <b>1,120 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,120 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed, Rentals Allowed</b>		
Suite:	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		
# of Rooms: <b>8</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	11'0 x 11'2			x	1	Main	4	Yes
Main	Dining Room	11'0 x 6'5			x	2	Main	4	No
Main	Kitchen	11'0 x 9'0			x	3			
Main	Den	9'8 x 7'4			x	4			
Main	Master Bedroom	10'5 x 14'11			x	5			
Main	Bedroom	13'2 x 9'0			x	6			
Main	Bedroom	9'1 x 9'5			x	7			
Main	Flex Room	7'0 x 6'1			x	8			

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

**Beautiful NE Corner 3 Bed + den + flex home at Pinnacle on the Park. Spectacular view of False Creek, the park, and mountains. This efficient floorplan feels large with Chef's kitchen, king-size master suite, and enough space for working at home or guests to suit the needs of any small family. Comfortable & easy maintenance - heat pump cooling & heating; engineered hardwood and tile flooring throughout, 2 Parking (one w/ EV) with 1 bike locker. Well managed under 3 year old residential building. Enjoy the best of Vancouver in this vibrant Olympic Village neighbourhood, right by the seawall, restaurants, shopping and both Canada Line & Expo Line. Showings by appointment only. Open House by Appointment on Sat May 14th 2-4pm.**