

**Active**  
**R2524471**  
 Board: V  
 Apartment/Condo

**1203 1708 ONTARIO STREET**

Vancouver East  
 Mount Pleasant VE  
 V5T 0J7

Residential Attached  
**\$1,169,900** (LP)  
 (SP) 



Sold Date: \_\_\_\_\_ Frontage (feet): \_\_\_\_\_ Original Price: **\$1,169,900**  
 Meas. Type: \_\_\_\_\_ Frontage (metres): \_\_\_\_\_ Approx. Year Built: **2019**  
 Depth / Size (ft.): \_\_\_\_\_ Bedrooms: **2** Age: **1**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD**  
 Flood Plain: \_\_\_\_\_ Full Baths: **2** Gross Taxes: **\$3,332.36**  
 Council Apprv?: \_\_\_\_\_ Half Baths: **0** For Tax Year: **2020**  
 Exposure: **Southwest** Maint. Fee: **\$337.78** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: **No** P.I.D.: **030-909-881**  
 Mgmt. Co's Name: **ASSOCIA** Tour: \_\_\_\_\_  
 Mgmt. Co's Phone: **604-591-6060**  
 View: **Yes: CITY**  
 Complex / Subdiv: **PINNACLE ON THE PARK**  
 Services Connected: **Electricity, Natural Gas, Storm Sewer**

Style of Home: <b>Corner Unit, Upper Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Side</b>
Construction: <b>Concrete, Frame - Metal</b>	Parking: <b>Garage; Underground</b>	Locker: _____	
Exterior: <b>Mixed</b>	Dist. to Public Transit: <b>2 blocks</b>	Dist. to School Bus: _____	
Foundation: <b>Concrete Perimeter</b>	Units in Development: <b>140</b>	Total Units in Strata: <b>140</b>	
Rain Screen: _____	Reno. Year: _____	Title to Land: <b>Freehold Strata</b>	
Renovations: _____	R.I. Plumbing: <b>No</b>	Property Disc.: <b>No</b>	
Water Supply: <b>City/Municipal</b>	R.I. Fireplaces: _____	Fixtures Leased: <b>No</b>	
Fireplace Fuel: _____	# of Fireplaces: <b>0</b>	Fixtures Rmvd: <b>No</b>	
Fuel/Heating: <b>Forced Air, Heat Pump</b>		Floor Finish: <b>Hardwood, Mixed</b>	
Outdoor Area: <b>Balcony(s)</b>			
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Snow removal, Water**  
 Legal: **STRATA LOT 97, 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, Recreation Center**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'0 x 10'0			x			x
Main	Dining Room	7'0 x 10'0			x			x
Main	Kitchen	8'0 x 7'0			x			x
Main	Den	8'0 x 6'5			x			x
Main	Master Bedroom	11'0 x 10'0			x			x
Main	Bedroom	8'11 x 9'11			x			x
Main	Storage	7'5 x 5'5			x			x
					x			x
					x			x
					x			x

Finished Floor (Main): <b>900</b>	# of Rooms: <b>7</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	<b>Main</b>	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>900 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaws: <b>Pets Allowed, Rentals Allowed</b>			5				Door Height:
Grand Total: <b>900 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

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

**SouthWest corner 2 bedroom plus den home at Pinnacle on the Park. This unit offers plenty of natural light, a great solarium (perfect for working from home), and nice city views. Heat pump cooling and heating system, full size stainless steel appliances, with in-suite storage room. Located in the Olympic Village neighbourhood, adjacent to the new park, minutes to sea wall, craft breweries, restaurants, shops, and transit.**