

Active
R2750306
 Board: V
 Apartment/Condo

1606 1708 ONTARIO STREET

Vancouver East
 Mount Pleasant VE
 V5T 0J7

Residential Attached

\$1,769,900 (LP)

(SP) 



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,769,900**
 Meas. Type: Bedrooms: **3** Approx. Year Built: **2019**
 Frontage(feet): Bathrooms: **2** Age: **4**
 Frontage(metres): Full Baths: **2** Zoning: **CD**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$4,297.92**
 Sq. Footage: **0.00** For Tax Year: **2022**
 Flood Plain: P.I.D.: **030-910-234** Tax Inc. Utilities?: **No**
 View: **Yes False Creek, Mountains, Park** Tour:
 Complex / Subdiv: **Pinnacle on the Park**
 First Nation Reserve:
 Services Connctd: **Electricity, Natural Gas, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

Legal: **STRATA LOT 132, 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, Smoke Alarm**

| | | | |
|--|--|---------------------------------|-------------|
| Finished Floor (Main): 1,109 | Units in Development: 140 | Tot Units in Strata: 140 | Locker: |
| Finished Floor (Above): 0 | Exposure: Northwest | Stores in Building: 18 | |
| Finished Floor (AbvMain2): 0 | Mgmt. Co's Name: Associa | Mgmt. Co's #: | |
| Finished Floor (Below): 0 | Maint Fee: \$569.17 | Council/Park Apprv?: | |
| Finished Floor (Basement): 0 | Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Snow removal, Water | | |
| Finished Floor (Total): 1,109 sq. ft. | | | |
| Unfinished Floor: 0 | | | |
| Grand Total: 1,109 sq. ft. | Bylaws Restrictions: Pets Allowed, Rentals Allowed | | |
| Suite: | Restricted Age: | # of Pets: | Cats: Dogs: |
| Basement: None | # or % of Rentals Allowed: | | |
| Crawl/Bsmt. Ht: | Short Term (<1yr) Rnt/Lse Alwd?: No | | |
| # of Kitchens: 1 | Short Term Lse-Details: | | |
| # of Rooms: 8 | | | |

| Floor | Type | Dimensions | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|------------|-------|------|------------|------|-------|-------------|----------|
| Main | Living Room | 11'0 x 9'0 | | | x | 1 | Main | 4 | Yes |
| Main | Dining Room | 9'0 x 8'5 | | | x | 2 | Main | 4 | No |
| Main | Kitchen | 9'0 x 11'0 | | | x | 3 | | | |
| Main | Den | 9'0 x 7'0 | | | x | 4 | | | |
| Main | Primary Bedroom | 10'5 x 5'0 | | | x | 5 | | | |
| Main | Bedroom | 9'0 x 12'6 | | | x | 6 | | | |
| Main | Bedroom | 9'5 x 8'6 | | | x | 7 | | | |
| Main | Storage | 6'0 x 6'0 | | | x | 8 | | | |

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

NW corner home on the 16th floor of Pinnacle on the Park offers spectacular views of the mountains, park, and False Creek. Super efficient 1109 sq ft 3 bedroom + den with no wasted space. Perfect city home with full-size chef's kitchen, enough rooms for home office and guests, the comforts of a newer building under warranty, and in-suite storage space. Within minutes walk to the sea wall, amenities, restaurants, shopping, and transit. New home under warranty.