

Active
R2599335
 Board: V
 Apartment/Condo

1207 1708 ONTARIO STREET

Vancouver East
 Mount Pleasant VE
 V5T 0J7

Residential Attached

\$1,679,900 (LP)

(SP) 



Sold Date: _____ Frontage (feet): _____ Original Price: **\$1,679,900**
 Meas. Type: _____ Frontage (metres): _____ Approx. Year Built: **2019**
 Depth / Size (ft.): _____ Bedrooms: **3** Age: **2**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD-1**
 Flood Plain: _____ Full Baths: **2** Gross Taxes: **\$4,439.27**
 Council Apprv?: _____ Half Baths: **0** For Tax Year: **2021**
 Exposure: **Northeast** Maint. Fee: **\$557.20** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **030-909-929**
 Mgmt. Co's Name: **Associa** Tour: _____
 Mgmt. Co's Phone: _____
 View: **Yes: PARK, FALSE CREEK & MOUNTAINS**
 Complex / Subdiv: **PINNACLE ON THE PARK**
 Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**

Style of Home: **Corner Unit, Upper Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Metal**
 Foundation: **Concrete Perimeter**
 Rain Screen: _____
 Renovations: _____
 Water Supply: **City/Municipal**
 Fireplace Fuel: _____
 Fuel/Heating: **Forced Air, Heat Pump**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Tile - Concrete**

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

Total Parking: **1** Covered Parking: **1** 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, Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Snow removal, Water**
 Legal: **STRATA LOT 101, 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, Retirement Community, 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 9'0 | | | x | | | x |
| Main | Dining Room | 9'0 x 8'5 | | | x | | | x |
| Main | Kitchen | 9'0 x 11'0 | | | x | | | x |
| Main | Den | 9'0 x 7'0 | | | x | | | x |
| Main | Master Bedroom | 10'5 x 15'0 | | | x | | | x |
| Main | Bedroom | 9'0 x 12'6 | | | x | | | x |
| Main | Bedroom | 9'5 x 8'6 | | | x | | | x |
| Main | Storage | 6'0 x 6'0 | | | x | | | x |
| | | x | | | x | | | |
| | | x | | | x | | | |

| | | | | | | | | | |
|----------------------------|----------------------|--|-------------------------|-----------------------|------|-------------|-------------|------------|----------------|
| Finished Floor (Main): | 1,109 | # of Rooms: 8 | # of Kitchens: 1 | # of Levels: 1 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 0 | Crawl/Bsmt. Height: | | | 1 | Main | 4 | Yes | Barn: |
| Finished Floor (Below): | 0 | Restricted Age: | | | 2 | Main | 4 | No | Workshop/Shed: |
| Finished Floor (Basement): | 0 | # of Pets: | Cats: | Dogs: | 3 | | | | Pool: |
| Finished Floor (Total): | 1,109 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| Unfinished Floor: | 0 | Bylaws: Pets Allowed, Rentals Allowed | | | 5 | | | | Door Height: |
| Grand Total: | 1,109 sq. ft. | Basement: None | | | 6 | | | | |
| | | | | | 7 | | | | |
| | | | | | 8 | | | | |

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

This Northeast corner air-conditioned 3 bedroom + den suite offers clear views of East Park, False Creek and Mountains. Exceptional use of space offering large master bedroom (with a walk-in closet and space for King size bed), full size chef's kitchen, nice bright den for home office and in-suite storage. Coveted neighbourhood in Vancouver within minutes walk to amenities, shopping and transit. Easy access to downtown Vancouver on foot, by bike, by transit or by car. Easy to show.