

Active
R2604859
 Board: V
 Apartment/Condo

1602 1708 ONTARIO STREET

Vancouver East
 Mount Pleasant VE
 V5T 0J7

Residential Attached

\$1,239,900 (LP)

(SP) 



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,239,900**
 Meas. Type: Bedrooms: **2** Approx. Year Built: **2019**
 Frontage(feet): Bathrooms: **2** Age: **2**
 Frontage(metres): Full Baths: **2** Zoning: **CD**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$3,235.20**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: P.I.D.: **030-910-196** Tax Inc. Utilities?: **No**
 View: **Yes CITY VIEW** Tour:
 Complex / Subdiv: **PINNACLE ON THE PARK**
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Corner Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Metal**
 Foundation: **Concrete Perimeter**
 Renovations:
 # of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Forced Air, Heat Pump**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Tile - Concrete**

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

Legal: **STRATA LOT 128, 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, In Suite Laundry**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 900	Units in Development: 140	Tot Units in Strata: 140	Locker:
Finished Floor (Above): 0	Exposure:	Stores in Building: 18	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Associa Management	Mgmt. Co's #: 604-591-6060	
Finished Floor (Below): 0	Maint Fee: \$454.42	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gas, Heat, Hot Water, Management, Water		
Finished Floor (Total): 900 sq. ft.			
Unfinished Floor: 0			
Grand Total: 900 sq. ft.	Bylaws Restrictions: Pets Allowed, Rentals Allowed, Smoking Restrictions		
Suite:	Restricted Age:	# of Pets:	Cats: Yes Dogs: Yes
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	Bedroom	8'5 x 9'5			x	1	Main	4	Yes
Main	Master Bedroom	11'0 x 10'0			x	2	Main	4	No
Main	Living Room	10'0 x 11'0			x	3			
Main	Dining Room	10'0 x 7'5			x	4			
Main	Storage	8'0 x 5'0			x	5			
Main	Solarium	8'0 x 6'5			x	6			
Main	Kitchen	8'0 x 7'0			x	7			
Main	Storage	7'5 x 5'5			x	8			

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

High-level 2 bed plus den Southeast exposure unit at popular SE False Creek area. Steps away from trendy restaurants, brew pubs and performance arts theatre. Sky-train stations just minutes away; Renowned Emily Carr University of Art and design is just a short bike ride away. Suites equipped with full size appliances, heat pump for cooling (air conditioning) and heating. Move in ready. Call now for private viewing.