

**Active**  
**R2418713**  
 Board: V  
 Apartment/Condo

**1203 1708 ONTARIO STREET**

Vancouver East  
 Mount Pleasant VE  
 V5T 0J7

Residential Attached  
**\$1,199,900** (LP)   
 (SP) 



Sold Date: Frontage (feet): Original Price: **\$1,199,900**  
 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: **\$0.00**  
 Council Apprv?: **No** Half Baths: **0** For Tax Year:  
 Exposure: Maint. Fee: **\$337.78** Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **030-909-881**  
 Mgmt. Co's Name: **Associa BC** Tour:  
 Mgmt. Co's Phone: **604-591-6060**  
 View: **Yes: CITY VIEW**  
 Complex / Subdiv: **PINNACLE ON THE PARK**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: <b>Corner Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Lane</b>
Construction: <b>Concrete, Frame - Metal, Other</b>	Parking: <b>Garage; Underground</b>	Locker: <b>N</b>	
Exterior: <b>Glass, Other</b>	Dist. to Public Transit:	Dist. to School Bus:	
Foundation: <b>Concrete Perimeter</b>	Units in Development: <b>140</b>	Total Units in Strata: <b>140</b>	
Rain Screen:	Title to Land: <b>Freehold Strata</b>		
Renovations:	Property Disc.: <b>No</b>		
Water Supply: <b>City/Municipal</b>	Fixtures Leased: <b>No</b>		
Fireplace Fuel:	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, Gas, Hot Water, Management, Water**  
 Legal: **STRATA LOT 97 DISTRICT LOT 200A GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS5871 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**  
 Amenities: **Bike Room, Exercise Centre, In Suite Laundry, Wheelchair Access**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Oven - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	11'0" x 9'5"			X			X
Main	Bedroom	10'0" x 9'5"			X			X
Main	Walk-In Closet	6'0" x 7'0"			X			X
Main	Living Room	11'0" x 10'0"			X			X
Main	Dining Room	11'0" x 7'0"			X			X
Main	Kitchen	8'0" x 8'0"			X			X
Main	Den	8'0" x 6'5"			X			X
Main	Storage	7'5" x 5'5"			X			X
		X			X			
		X			X			

Finished Floor (Main): <b>900</b>	# of Rooms: <b>8</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.**

**Great location at the heart of False Creek development. Bright unit featuring 2 bedrooms plus den and 2 baths. Heat pump cooling and heating system, high end stainless steel appliances. Close to skytrain stations and bus route. Minutes to sea wall and water front park, and close to south of Second Ave high tech and games development hub. For foodies, craft breweries and restaurants are just blocks away. Comes with one parking and a bike storage cage. Open Saturday and Sunday 2-4pm.**