

**Active**  
**R2575368**  
 Board: V  
 Apartment/Condo

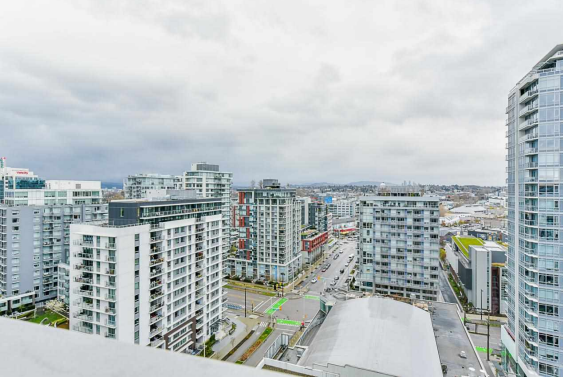
**1601 1708 ONTARIO STREET**

Vancouver East  
 Mount Pleasant VE  
 V5T 0J7

Residential Attached

**\$839,900** (LP)

(SP) 



Sold Date: \_\_\_\_\_ Frontage (feet): \_\_\_\_\_ Original Price: **\$839,900**  
 Meas. Type: \_\_\_\_\_ Frontage (metres): \_\_\_\_\_ Approx. Year Built: **2019**  
 Depth / Size (ft.): \_\_\_\_\_ Bedrooms: **1** Age: **2**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **CD-1**  
 Flood Plain: \_\_\_\_\_ Full Baths: **1** Gross Taxes: **\$2,349.32**  
 Council Apprv?: \_\_\_\_\_ Half Baths: **0** For Tax Year: **2020**  
 Exposure: **East** Maint. Fee: **\$308.36** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: **No** P.I.D.: **030-910-188**  
 Mgmt. Co's Name: **Associa BC Inc.** Tour: \_\_\_\_\_  
 Mgmt. Co's Phone: **604-591-6060**  
 View: **Yes: FALSE CREEK & MOUNTAIN**  
 Complex / Subdiv: **PINNACLE ON THE PARK**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: <b>1 Storey</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Lane</b>
Construction: <b>Concrete</b>	Parking: <b>Garage; Underground</b>	Locker: _____	
Exterior: <b>Glass, Metal, Mixed</b>	Dist. to Public Transit: <b>1 BLOCK</b>	Dist. to School Bus: _____	
Foundation: <b>Concrete Perimeter</b>	Units in Development: _____	Total Units in Strata: _____	
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>Tile - Concrete</b>			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Sewer, Water**  
 Legal: **STRATA LOT 127, 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, Wheelchair Access**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'5 x 10'0			X			X
Main	Dining Room	10'0 x 6'0			X			X
Main	Kitchen	10'0 x 6'0			X			X
Main	Master Bedroom	10'6 x 9'8			X			X
Main	Flex Room	6'5 x 6'0			X			X
					X			X
					X			X
					X			X
					X			X
					X			X

Finished Floor (Main): <b>610</b>	# of Rooms: <b>5</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>Yes</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>610 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>610 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

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

**Brand new East-facing 1 bedroom plus flex home at Pinnacle on the Park. This 16th floor unit has a STUNNING view, functional floor plan with semi-ensuite bath. Well equipped with full sized appliances, heat pump for cooling and heating comfort. Engineered wood flooring in living areas. Excellent location at the heart of False Creek, near technology and game development hub, minutes to the sea wall, parks and rapid transit. Comes with 1 parking and 1 bike storage locker. Easy to show. Call today for your showing appointment. Measure by professional, to be verified by buyers.**