

**Active**  
**R2684414**  
 Board: V  
 Apartment/Condo

**1803 1708 ONTARIO STREET**

Vancouver East  
 Mount Pleasant VE  
 V5T 0J7

Residential Attached

**\$3,600,000** (LP)

(SP) 



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$3,600,000**  
 Meas. Type: Bedrooms: **4** Approx. Year Built: **2019**  
 Frontage(feet): Bathrooms: **3** Age: **3**  
 Frontage(metres): Full Baths: **3** Zoning: **CD-1**  
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$7,621.88**  
 Sq. Footage: **0.00** For Tax Year: **2021**  
 Flood Plain: P.I.D.: **030-910-315** Tax Inc. Utilities?: **No**  
 View: **Yes WATER, CITY & MOUNTAIN** Tour:  
 Complex / Subdiv: **PINNACLE ON THE PARK**  
 Services Connctd: **Community, Electricity, None, Storm Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**  
 Parking: **Garage; Underground**  
 Dist. to Public Transit:  
 Title to Land: **Freehold Strata** Dist. to School Bus:  
 Property Disc.: **No**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 140, 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, Pantry, Smoke Alarm, Wine Cooler**

Finished Floor (Main): <b>1,623</b>	Units in Development: <b>140</b>	Tot Units in Strata: <b>140</b>	Locker:
Finished Floor (Above): <b>0</b>	Exposure: <b>North</b>	Stores in Building: <b>18</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Associa</b>	Mgmt. Co's #: <b>604-591-6060</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$795.73</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Snow removal, Water</b>		
Finished Floor (Total): <b>1,623 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,623 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed, Rentals Allowed</b>		
Suite:	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr) Rnt/Lse Alwd?:		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		
# of Rooms: <b>10</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	11'0 x 12'10	Main	Bedroom	11'3 x 8'7	1	Main	5	Yes
Main	Dining Room	10'6 x 14'1	Main	Storage	6'9 x 5'8	2	Main	4	Yes
Main	Kitchen	13'4 x 8'6			x	3	Main	4	No
Main	Den	7'9 x 8'5			x	4			
Main	Master Bedroom	16'6 x 10'10			x	5			
Main	Walk-In Closet	12'1 x 5'2			x	6			
Main	Bedroom	11'0 x 9'1			x	7			
Main	Bedroom	9'11 x 10'6			x	8			

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

**One of a kind! 4 Bedroom 3 Bath + Den Penthouse with full wrap around views of False Creek, the park and the Mountains. Large balcony off living room AND large rooftop deck to enjoy Vancouver view. Perfect-sized for owners who need extra bedrooms for hosting family and office space. Floor-to-ceiling windows over-height ceilings, engineered hardwood flooring, full-size chef's kitchen with Scavolini cabinets with pantry and wine fridge, extra large master walk-in closet, are some of the special touches in the home. 2 Parking. Perfect home in a fantastic neighbourhood, close to the seawall, amenities, shopping and transit.**