

#709 - 68 Smithe Street, Vancouver

\$1,198,800



Welcome to Concord's One Pacific Offering Iconic Architecture with First Class Amenities & Interiors. Your AIR CONDITIONED Southwest 2 bedroom + Den + Flex offers plenty of light & beautiful false creek views. Chef's kitchen incl 5 gas burner stove, integrated dishwasher, fridge/freezer & bar seating. Den is perfect for a home office & a balcony to BBQ and enjoy the beautiful sunsets. World class amen incl: Concierge, heated outdoor glass bottom pool, hot-tub, poolside fire-pit & cabanas & access to The Arc's amenities include Canada's highest indoor glass bottom pool, sauna, steam, gym, party room & auto car wash station! One Pacific is steps from the seawall, Yaletown, marina and the exciting sports & entertainment district. UPGRADED parking stall beside top gate & locker included.

KEY INFORMATION

ADDRESS: #709 - 68 Smithe Street, Vancouver

PRICE: \$1,198,800

AREA: Downtown

TYPE: 2 Bedroom + 2 Bath + Den + Flex

SQ FT: 962 SF* + 50 SF Balcony

YEAR BUILT: 2016

TAX: \$3,278.44 (2023)

STRATA FEES: \$693.24

FEATURES

VIEWS: Water & City Views

PARKING: 1 (P2 - 36)

LOCKER: Underground (P2-B-34)

PETS: 2 Pets

RENTAL: 1 Year Minimum

ELEMENTARY: Crosstown Elementary

HIGH SCHOOL: King George Secondary

* Strata Plan Shows 957 SF



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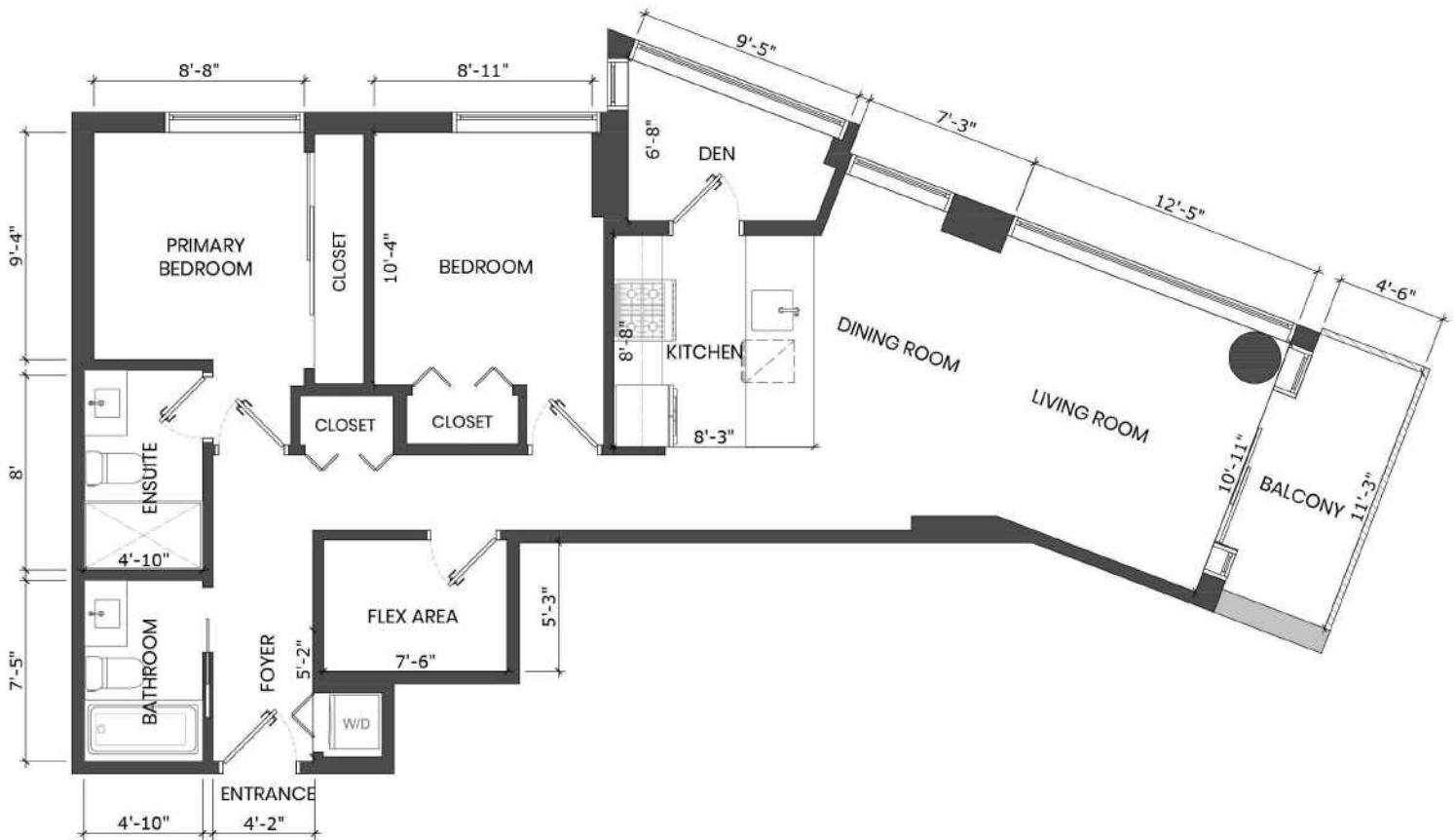
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709-68 SMITHE STREET, VANCOUVER, BC

MAIN FLOOR TOTAL: 962 SQ.FT.
BALCONY: 50 SQ.FT.

*DISCLAIMER: STRATA PLAN SHOWS 957 SQ.FT.



MAIN FLOOR PLAN
Ceiling Height: 8'-6"



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Presented by:
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Active
R2868250
 Board: V
 Apartment/Condo

709 68 SMITHE STREET
 Vancouver West
 Downtown VW
 V6B 0P4

Residential Attached
\$1,198,800 (LP)
 (SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$1,198,800**
 Meas. Type: Bedrooms: **2** Approx. Year Built: **2016**
 Frontage(feet): Bathrooms: **2** Age: **8**
 Frontage(metres): Full Baths: **2** Zoning: **CD-1**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$3,278.44**
 Sq. Footage: **0.00** For Tax Year: **2023**
 Flood Plain: P.I.D.: **029-873-550** Tax Inc. Utilities?: **No**
 View: **Yes :Water & City Views** Tour:
 Complex / Subdiv: **ONE PACIFIC**
 First Nation
 Services Conncd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Corner Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Mixed**
 Foundation: **Concrete Perimeter**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Parking: **Garage Underbuilding, Visitor Parking**
 Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **:**
 Fixtures Rmvd: **Yes: Dressers in 2nd bedroom & den, cupboards under kitchen bar**
 Floor Finish: **Laminate, Mixed, Carpet**

Renovations: Reno. Year:
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel: Rain Screen:
 Fuel/Heating: **Forced Air** Metered Water:
 Outdoor Area: **Balcony(s)** R.I. Plumbing:
 Type of Roof: **Other**

Legal: **STRATA LOT 74 FALSE CREEK STRATA PLAN EPS3602 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, Club House, Exercise Centre, In Suite Laundry, Pool; Indoor, Pool; Outdoor, Sauna/Steam Room, Storage, Swirlpool/Hot Tub, Concierge**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Sprinkler - Fire**

Finished Floor (Main): **962**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **962 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **962 sq. ft.**

Units in Development:
 Exposure: **Southwest**
 Mgmt. Co's Name: **RANCHO**
 Maint Fee: **\$693.24**
 Maint Fee Includes: **Caretaker, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility, Snow removal**

Tot Units in Strata: **434** Locker: **Yes**
 Storeys in Building: **21**
 Mgmt. Co's #: **604-684-4508**
 Council/Park Apprv?:

Suite:
 Basement: **None**
 Craw/Bsmt. Ht: # of Levels: **1**
 # of Kitchens: **1** # of Rooms: **8**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
 Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	8'8 x 8'3			x	1	Main	4	No
Main	Living Room	12'5 x 10'11			x	2	Main	3	Yes
Main	Dining Room	10'11 x 7'3			x	3			
Main	Primary Bedroom	9'4 x 8'8			x	4			
Main	Bedroom	10'4 x 8'11			x	5			
Main	Den	9'5 x 6'8			x	6			
Main	Flex Room	7'6 x 5'3			x	7			
Main	Patio	11'3 x 4'6			x	8			

Listing Broker(s): **Rennie & Associates Realty Ltd.**

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