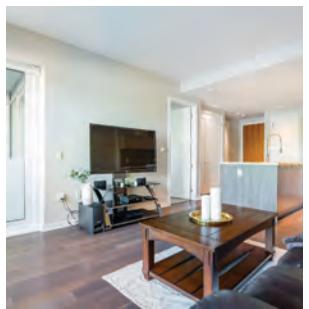


# #103 - 181 West 1st Avenue, Vancouver

\$799,900



**IMMACULATE & RARE** ground floor townhome FEEL on ONE FLOOR facing Hinge Park! Modern & Open 1 Bedroom + Flex with 9' ceiling with both outdoor & indoor access perfect for easy access to outside & indoor access for those rainy days. Gather around the Deluxe chef's kitchen features German Eggersmann cabinets, gas stove, stainless steel backsplash & Large island with breakfast bar seating. Relax in the spacious bdrm & spa-like bath with a frameless glass shower, soaker tub, wall mounted faucet & vanity. Certified LEED bldg with efficient heating & cooling. World class amenities incl in building exercise room, plenty of visitor parking, party room & the 6,500 Sq ft Gold Medal Club with indoor pool, hot tub, sauna & gym. Located in the vibrant community w/shops, restaurants, Seawall, Creekside Community Centre at your doorstep. 1 parking and storage locker included

## KEY INFORMATION

ADDRESS: #103 - 181 West 1st Avenue, Vancouver

PRICE: 799,900

AREA: Falsecreek

TYPE: 1 Bedroom + 1 Bathroom + Den/Flex + Balcony

SQ FT: 710 SF + 77 SF Balcony

YEAR BUILT: 2010

STRATA FEES: \$484.28

## FEATURES

VIEWS: West - Park View

PARKING: #188

STORAGE: P2RM18-117

PETS: 2 Pets

RENTAL: No Airbnb

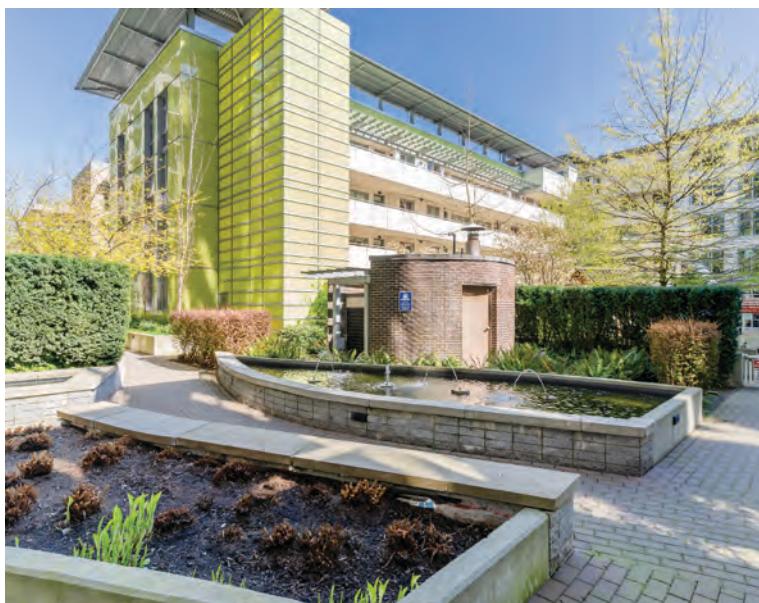
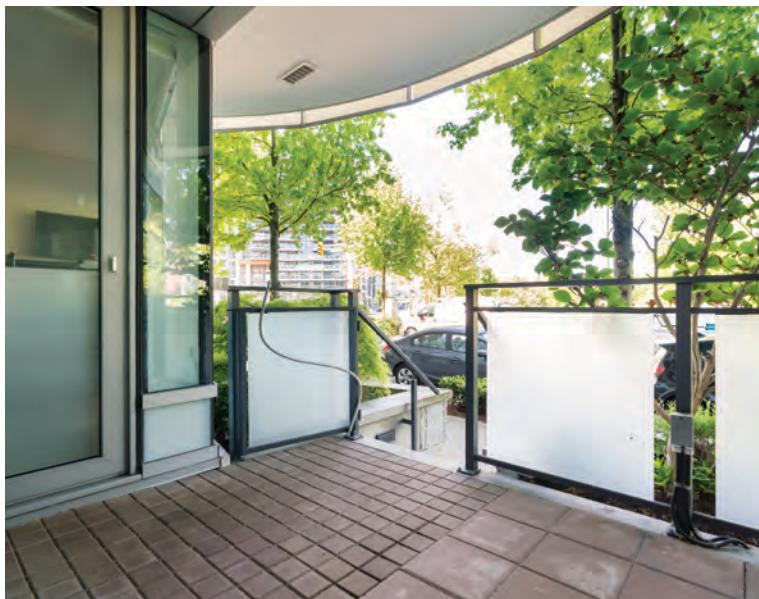
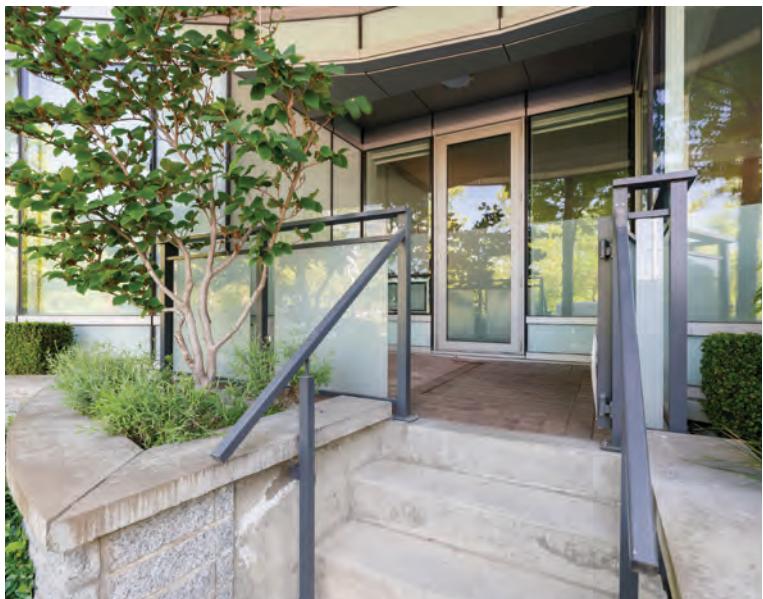
ELEMENTARY: Simon Fraser Elementary

HIGH SCHOOL: Eric Hamber Secondary



**Derek Kai** PERSONAL REAL ESTATE CORPORATION  
604.868.1666  
dkai@rennie.com  
expertliving.ca

**rennie**

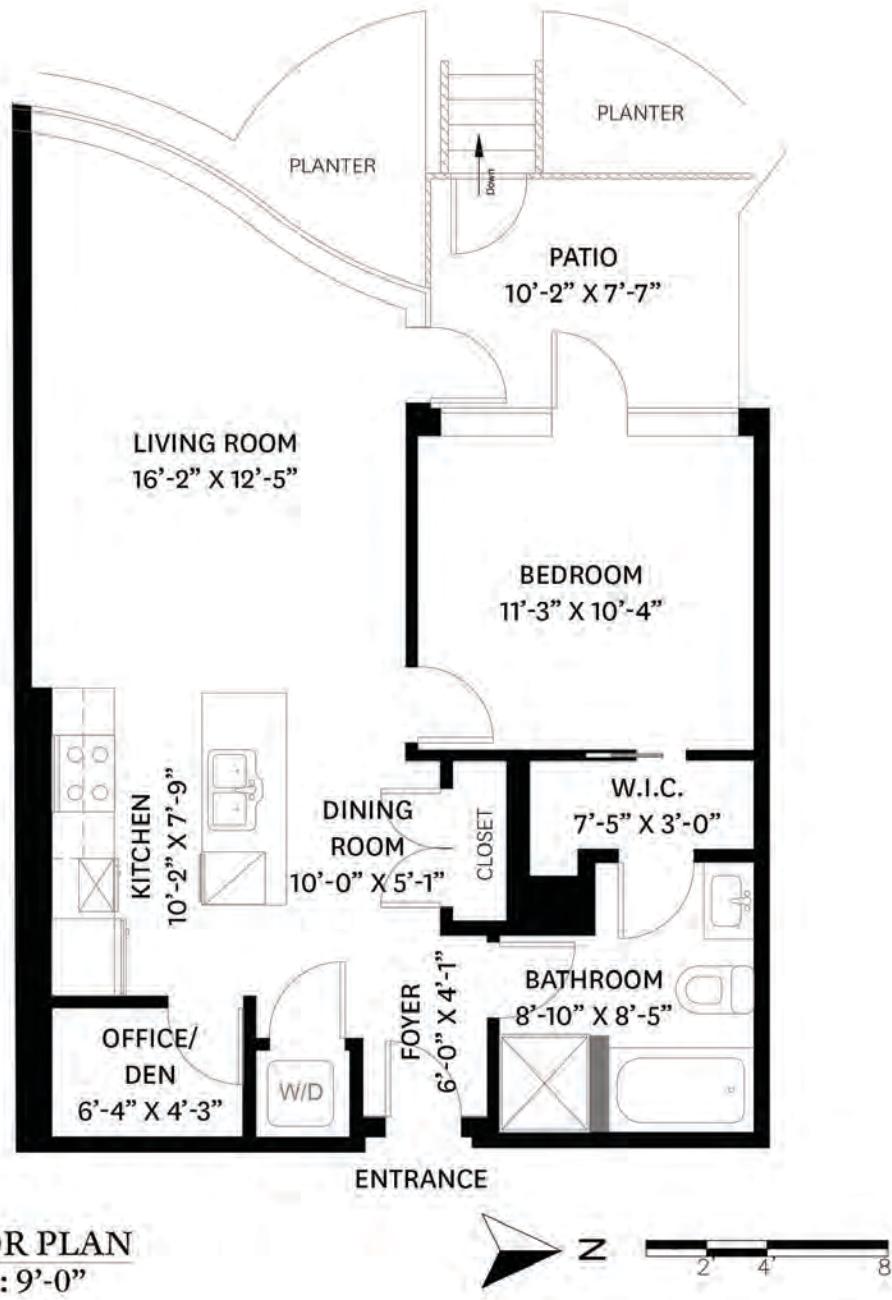


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# 103 - 181 W 1ST AVENUE, VANCOUVER, BC

MAIN FLOOR TOTAL: 710 SQ. FT.  
PATIO: 77 SQ. FT.



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Presented by:

**Derek Kai PREC\***

Rennie &amp; Associates Realty Ltd.

Phone: 604-868-1666

dkai@rennie.com

**rennie****Active****R2581712**

Board: V

Apartment/Condo

**103 181 W 1ST AVENUE**

Vancouver West

False Creek

V5Y 0E3

Residential Attached

**\$799,900 (LP)**

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$799,900</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>2010</b>
Depth / Size (ft.):	Bedrooms: <b>1</b>	Age: <b>11</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>CD-1</b>
Flood Plain:	Full Baths: <b>1</b>	Gross Taxes: <b>\$2,033.35</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2020</b>
Exposure: <b>West</b>	Maint. Fee: <b>\$484.28</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>028-217-098</b>
Mgmt. Co's Name:	<b>FIRST SERVICE RESIDENTIAL</b>	Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone:	<b>604-683-8900</b>	
View:	<b>Yes: TREE LINED STREET &amp; PARK</b>	
Complex / Subdiv:	<b>BROOK AT THE VILLAGE AT FALSE CREEK</b>	
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type:	<b>City/Municipal</b>	

Style of Home: **Ground Level Unit, Inside Unit**Construction: **Concrete**Exterior: **Concrete, Glass, Mixed**Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

Water Supply: **City/Municipal**Fireplace Fuel: **None**Fuel/Heating: **Radiant**Outdoor Area: **Balcony(s), Patio(s)**Type of Roof: **Other**Maint Fee Inc: **Caretaker, Gardening, Gas, Management, Recreation Facility**Legal: **STRATA LOT 3, PLAN BCS3818, DISTRICT LOT FC, 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 1 OR V, AS APPROPRIATE**Amenities: **Exercise Centre, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Storage, Swirlpool/Hot Tub**Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**Features: **ClothWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Microwave, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions	
<b>Main</b>	<b>Kitchen</b>	<b>10'2 x 7'9</b>			x			x	
<b>Main</b>	<b>Living Room</b>	<b>10'3 x 12'5</b>			x			x	
<b>Main</b>	<b>Dining Room</b>	<b>10'3 x 12'5</b>			x			x	
<b>Main</b>	<b>Master Bedroom</b>	<b>11'3 x 10'4</b>			x			x	
<b>Main</b>	<b>Den</b>	<b>6'4 x 4'3</b>			x			x	
<b>Main</b>	<b>Patio</b>	<b>10'2 x 7'7</b>			x			x	
		x			x			x	
		x			x			x	
		x			x			x	
		x			x			x	
Finished Floor (Main):	<b>710</b>	# of Rooms: <b>6</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				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total):	<b>710 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Grg Dr Ht:
Grand Total:	<b>710 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

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

**IMMACULATE RARE** ground floor Townhome **FEEL** on ONE FLOOR facing Hinge Park! Modern & Open 1 Bed + Flex with 9' ceiling with both outdoor & indoor access perfect for easy access to outside & indoor access for those rainy days. Gather around the Deluxe chef's kitchen features German Eggersmann cabinets, gas stove, s/s backsplash & Lg island w/breakfast bar seating. Relax in the spacious bdrm & spa-like bath w/frameless glass shower, soaker tub, wall mounted faucet & vanity. Certified LEED bldg with efficient heating & cooling. World class amenities incl in building exercise roomparty room & the 6,500 Sqft Gold Medal Club w/indoor pool, hot tub, sauna & gym. Located in the vibrant community w/shops, restaurants, Seawall, Creekside Community Centre at your doorstep. 1 Pkg, 1 Locker incl.

REA Full Public The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC\* indicates 'Personal Real Estate Corporation'.

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