

# #1701 - 1788 Columbia Street, Vancouver

\$889,000



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

**Seawall Living in the heart of the Olympic Village overlooking stunning views of False Creek & city skyline.** Your SUBPENTHOUSE 1 Bedroom + Den + Flex + Balcony home boasts top of the line chef's kitchen with stainless steel Fulgor Milano induction cooktop/oven, Blomberg fridge & quartz counters with bar seating. Upgraded custom built TV Media shelving and closet organizers, roller blinds & a full spa inspired bath with a double vanity & illuminated mirrors. Perfect floorplan with a bright large Den perfect for working from home while enjoying the stunning views. Expand your space w/friends for dinner in the courtyard clubhouse with full kitchen, TV, or the rooftop patio space. Gym, dog wash, concierge. 1 parking & BONUS 3 LOCKERS included.

## KEY INFORMATION

ADDRESS: #1701 - 1788 Columbia Street, Vancouver

PRICE: \$889,000

AREA: False Creek

TYPE: 1 Bedroom + 1 Bath + Den + Flex + Balcony

SQ FT: 729 SF\* + 34 SF Balcony

YEAR BUILT: 2021

TAX: \$2,633.33 (2023)

STRATA FEES: \$538.07

## FEATURES

VIEW: Breathtaking Downtown Views

PARKING: 1 (P2-155)

LOCKER: 3 Lockers (P1 Room 3-53/54 & Room 4-98)

PETS: 2 Pets (Under 40 lbs)

RENTAL: Short Term Allowed with Approval

ELEMENTARY: Simon Fraser Elementary

HIGH SCHOOL: Eric Hamber Secondary

\*Strata Plan shows 728 SF

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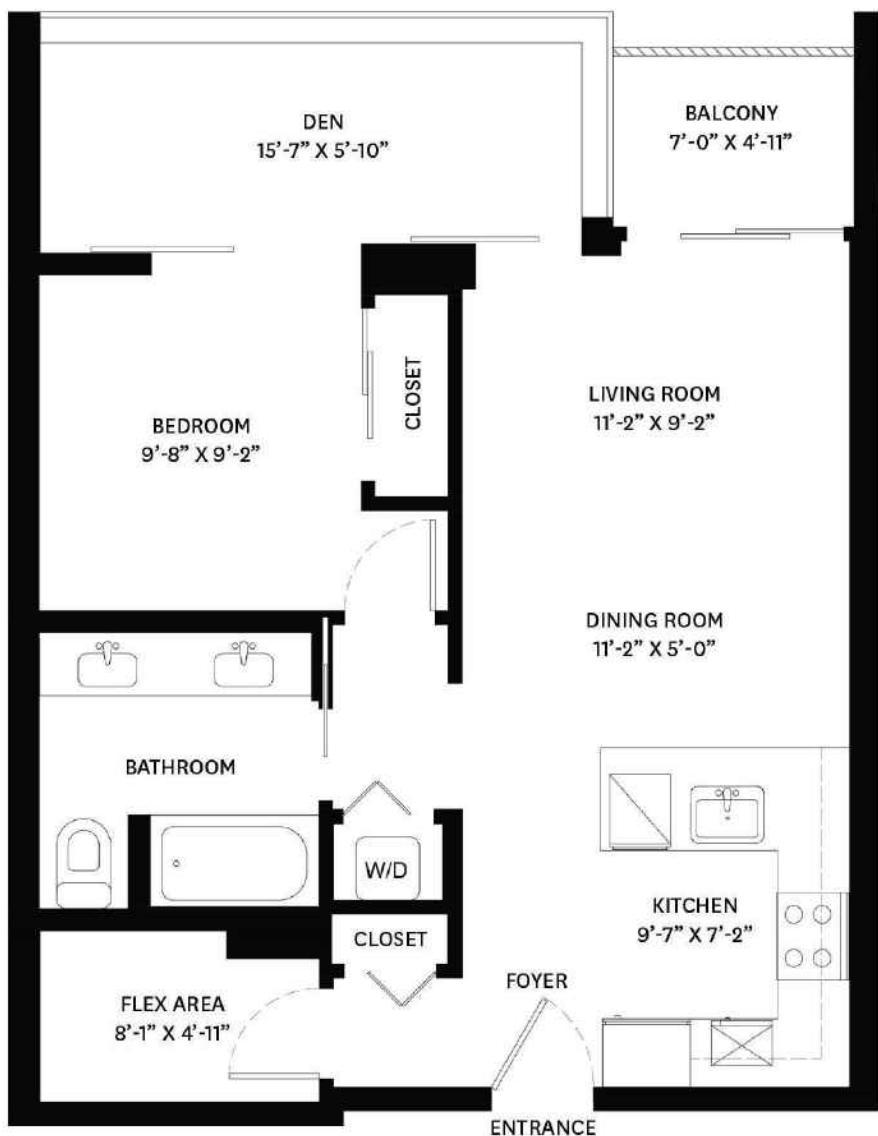
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# 1701 - 1788 COLUMBIA STREET, VANCOUVER, BC

MAIN FLOOR TOTAL: **729 SQ.FT.\***  
 BALCONY: **34 SQ. FT.**

\*Strata Plan show 728 SQ.FT.



FLOOR PLAN



2' 4' 8'

floor plan designed by  
 ishot.ca Enterprises Inc.  
 604-368-7979  
<http://ishot.ca>

\*PERSONAL REAL ESTATE CORPORATION. THE FLOOR PLAN ILLUSTRATION IS NOT SUITABLE FOR CONSTRUCTION/ ARCHITECTURAL PURPOSES.  
 MEASUREMENTS ARE APPROXIMATE AND MAY NOT BE TO SCALE. E&O INSURED.



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Presented by:  
**Derek Kai PREC\***

**Chow & Kai Group**  
Rennie & Associates Realty Ltd.  
Phone: 604-868-1666

dkai@rennie.com

**rennie**

**Active**

**R2851011**

Board: V

Apartment/Condo

**1701 1788 COLUMBIA STREET**

Vancouver West  
False Creek  
V5Y 0L7

Residential Attached

**\$889,000** (LP)   
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$889,000**  
Meas. Type: Bedrooms: **1** Approx. Year Built: **2018**  
Frontage(feet): Bathrooms: **1** Age: **6**  
Frontage(metres): Full Baths: **1** Zoning: **CD-1**  
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,633.33**  
Sq. Footage: **0.00** For Tax Year: **2023**  
Flood Plain: P.I.D.: **030-360-391** Tax Inc. Utilities?:  
View: **Yes : Beautiful Downtown Views** Tour:  
Complex / Subdiv: **EPIC AT WEST**

First Nation  
Services Connctd: **Electricity, Sanitary Sewer, Water**  
Sewer Type: Water Supply: **City/Municipal**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
Parking: **Garage Underbuilding, Visitor Parking**  
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Hot Water**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Laminate, Mixed**

Legal: **STRATA LOT 115 DISTRICT LOT 200A GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS4489 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, Club House, Exercise Centre, In Suite Laundry, Storage, Concierge**

Site Influences: **Central Location, Marina Nearby, Shopping Nearby**

Features:

Finished Floor (Main): **729**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **729 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **729 sq. ft.**

Units in Development:  
Exposure: **West**  
Mgmt. Co's Name: **First Service**  
Maint Fee: **\$538.07**  
Maint Fee Includes: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Snow removal**  
Tot Units in Strata: **120** Locker: **Yes**  
Storeys in Building: **18**  
Mgmt. Co's #: **855-273-1967**  
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/ Rest., Rentals Allwd w/ Restrctns**  
Restricted Age: # of Pets: **2**  
# or % of Rentals Allowed:  
Short Term(<1yr)Rnt/Lse Alwd?: **Yes**  
Short Term Lse-Detials: **Short Term Allowed with Approval From Strata. See Bylaws.**  
Cats: **Yes** Dogs: **Yes**

Suite:

Basement: **None**

Crawl/Bsmt. Ht: # of Levels: **1**

# of Kitchens: **1** # of Rooms: **7**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	9'7" x 7'2"			x	1	Main	5	No
Main	Living Room	11'2" x 9'2"			x	2			
Main	Dining Room	11'2" x 5'			x	3			
Main	Bedroom	9'8" x 9'2"			x	4			
Main	Den	15'7" x 5'10"			x	5			
Main	Flex Room	4'11" x 8'1"			x	6			
Main	Patio	7' x 4'11"			x	7			
		x			x	8			

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

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REA Full Public  
1 Page

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02/20/2024 10:59 PM



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