

#1806 - 1111 Richards Street, Vancouver

\$899,800



Iconic architecture with elegant & high end finishings in the heart of Yaletown at 8X on the Park. Beautiful East facing 1 bedroom offers open functional floor plan, a den perfect for home office & a balcony with a gas bib for those BBQ lovers. Features include A/C, wide-plank engineered oak flooring, floor to ceiling windows & side by side washer/dryer. Chef's kitchen features Miele appliances, gas cooktop, Italian cabinetry, LEGRABOX drawer system, marble backsplash & a full height pantry. Spa-like bath with Nuheat flooring, marble stone tiled flooring & a Toto wall-hung dual-flush toilet. 8X is home to 1st Class amenities: 24/7 concierge, PH level sky lounge with terrace, fitness centre, patio & BBQ areas. 1 parking, locker & bike storage included.

KEY INFORMATION

ADDRESS: #1806 - 1111 Richards Street, Vancouver

PRICE: \$899,800

AREA: Downtown

TYPE: 1 Bedroom + 1 Bath + Den

SQ FT: 609 SF* + 66 SF Balcony

YEAR BUILT: 2021

TAX: \$2,266.82 (2023)

STRATA FEES: \$416.91

FEATURES

VIEWS: Open City Views

PARKING: 1 (P8 - 328)

LOCKER: Underground (P912 - 15)

BIKE: Rm907 Rack 10

PETS: 2 Pets

RENTAL: No Airbnb

ELEMENTARY: Crosstown Elementary

HIGH SCHOOL: King George Secondary

*Strata Plan shows 606 SF



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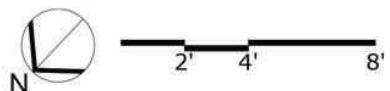
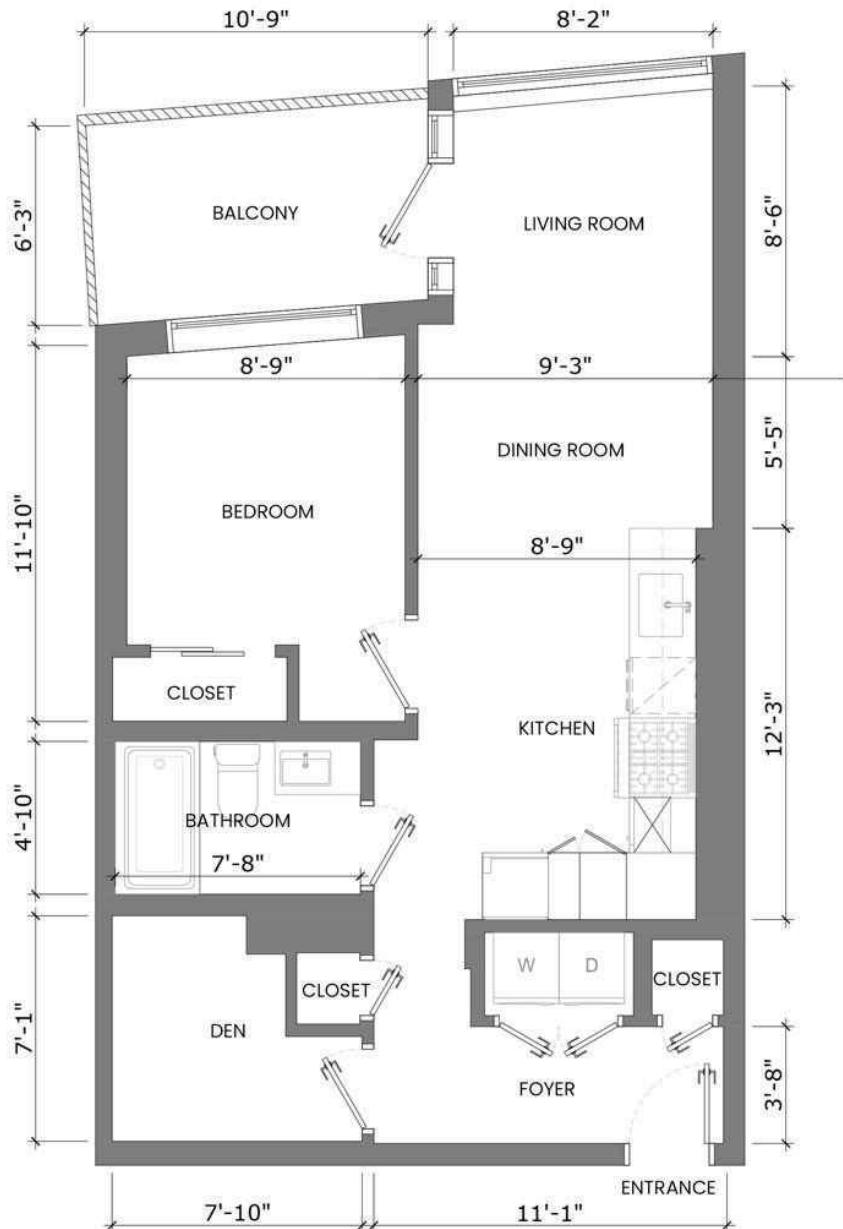
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1806-1111 RICHARDS STREET, VANCOUVER, BC

MAIN FLOOR TOTAL: 609 SQ.FT.
BALCONY: 66 SQ.FT.

*DISCLAIMER: STRATA PLAN SHOW 606 SQ.FT.



*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. FLOOR PLAN DESIGNED BY ISHOT.CA ENTERPRISES INC. 604-368-7979 ISHOT.CA

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Presented by:
Derek Kai PREC*
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rennie**Active****R2850822**

Board: V

Apartment/Condo

1806 1111 RICHARDS STREET

Vancouver West
Downtown VW
V6B 0S3

Residential Attached

\$899,800 (LP)**(SP)**

Sold Date: If new, GST/HST inc?: Original Price: **\$899,800**
Meas. Type: Bedrooms: **1** Approx. Year Built: **2021**
Frontage(feet): Bathrooms: **1** Age: **3**
Frontage(metres): Full Baths: **1** Zoning: **CD-1**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,266.82**
Sq. Footage: **0.00** P.I.D.: **031-407-609** For Tax Year: **2023**
Flood Plain: View: **Yes : Open City Views** Tax Inc. Utilities?: **No**
Complex / Subdiv: **8X ON THE PARK** Tour:
First Nation
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Inside Unit, Upper Unit**

Construction: **Concrete**
Exterior: **Concrete, Glass, Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air, Heat Pump**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**

Parking: **Garage Underbuilding**Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**Title to Land: **Freehold Strata**Property Disc.: **Yes**

Fixtures Leased: :

Fixtures Rmvd: :

Floor Finish: **Hardwood, Mixed**

Legal: **STRATA LOT 67 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS7373 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Bike Room, Club House, Elevator, Exercise Centre, In Suite Laundry, Storage, Concierge**Site Influences: **Central Location, Marina Nearby, Shopping Nearby**Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Sprinkler - Fire**

Finished Floor (Main):	609	Units in Development:	Tot Units in Strata: 191	Locker: Yes					
Finished Floor (Above):	0	Exposure: East	Storeys in Building: 35						
Finished Floor (AbvMain2):	0	Mgmt. Co's Name: Quay Pacific	Mgmt. Co's #: 604-685-8830						
Finished Floor (Below):	0	Maint Fee: \$416.91	Council/Park Apprv?:						
Finished Floor (Basement):	0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility							
Finished Floor (Total):	609 sq. ft.								
Unfinished Floor:	0								
Grand Total:	609 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns							
Suite:		Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes					
Basement: None		# of % of Rentals Allowed:							
Crawl/Bsmt. Ht:	# of Levels: 1	Short Term(<1yr)Rnt/Lse Alwd?: No							
# of Kitchens: 1	# of Rooms: 6	Short Term Lse-Details:							
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	12'3 x 8'9			x	1	Main	4	No
Main	Dining Room	9'3 x 5'5			x	2			
Main	Living Room	8'2 x 8'6			x	3			
Main	Bedroom	11'10 x 8'9			x	4			
Main	Den	7'10 x 7'1			x	5			
Main	Patio	10'9 x 6'3			x	6			
					x	7			
					x	8			

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

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