



Presented by: Jason Dryburgh PREC*

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Active
R2464346
Board: V
Apartment/Condo

705 1788 ONTARIO STREET
Vancouver East
Mount Pleasant VE
V5T 0G3

Residential Attached
(LP)
(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain: **No**
Council Apprv?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name: **Dwell**
Mgmt. Co's Phone: **604-248-3836**
View: **Yes: City & Mountain**
Complex / Subdiv: **Proximity**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Frontage (feet): **0.00**
Frontage (metres):
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **\$428.97**

Original Price:
Approx. Year Built: **2016**
Age: **4**
Zoning: **STRATA**
Gross Taxes: **\$2,435.79**
For Tax Year: **2019**
Tax Inc. Utilities?: **No**
P.I.D.: **029-777-798**
Tour:

Style of Home: **1 Storey, Corner Unit**
Construction: **Concrete**
Exterior: **Concrete, Glass**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Hot Water, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
R.I. Plumbing:
Metered Water:
R.I. Fireplaces:
of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage; Underground**
Locker: **Y**
Dist. to Public Transit: **Walk** Dist. to School Bus: **Walk**
Units in Development:
Title to Land: **Freehold Strata** Total Units in Strata:

Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Tile, Vinyl/Linoleum**

Maint Fee Inc: **Garbage Pickup, Gardening, Heat, Hot Water, Management**
Legal: **STRATA LOT 45, PLAN EPS2426, 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 1 OR V, AS**
Amenities: **Club House, Elevator, Exercise Centre**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|------|------------|-------|------|------------|
| Main | Foyer | 3'6 x 8'6 | | | x | | | x |
| Main | Kitchen | 8'2 x 8'4 | | | x | | | x |
| Main | Living Room | 12'6 x 10'8 | | | x | | | x |
| Main | Dining Room | 6'0 x 10'1 | | | x | | | x |
| Main | Master Bedroom | 9'8 x 11'6 | | | x | | | x |
| Main | Bedroom | 8'5 x 13'9 | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | | | | | | | | |
|----------------------------|--------------------|--|-------------------------|-----------------------|------|-------------|-------------|------------|----------------|
| Finished Floor (Main): | 814 | # of Rooms: 6 | # of Kitchens: 1 | # of Levels: 1 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 0 | Crawl/Bsmt. Height: | | | 1 | Main | 4 | Yes | Barn: |
| Finished Floor (Below): | 0 | Restricted Age: | | | 2 | Main | 3 | Yes | Workshop/Shed: |
| Finished Floor (Basement): | 0 | # of Pets: | Cats: | Dogs: | 3 | | | | Pool: |
| Finished Floor (Total): | 814 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| Unfinished Floor: | 0 | Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns | | | 5 | | | | Grg Dr Ht: |
| Grand Total: | 814 sq. ft. | Basement: None | | | 6 | | | | |
| | | | | | 7 | | | | |
| | | | | | 8 | | | | |

Listing Broker(s): **Keller Williams Elite Realty**

QUALITY, LIFESTYLE is in your PROXIMITY. Here's why we're excited. SPACE: Thoughtfully appointed NW facing, bright, airy extra wide corner home w/ extensive windows. Pick your Master, 2 spacious beds BOTH inc/ensuite baths, positioned opposite living area=privacy. Convenient stall, locker. DESIGN: Luxury Finishing Hydrocork Floors, Heated Ensuite Tile. Chef Kitchen w/ Cesarstone Counters, Premium Apps inc/Gas Range, Custom Wine Rack, Designer Lighting, 9ft Ceilings, Roller Shades, More. HOOD: Bordering Mt Pleasant/Olympic Village, Steps to restaurants/shop/parks/seawall, easy commuter access in/out of city. PATIO: Enjoy City Lights on Sunny 70ft covered, tiled patio. BUILDING: 2016 quality by Bastion. Heat inc/Strata Fees. Enjoy 700+ft rooftop patio aside Mtn's/Stadium. Balance of 2-5-10.

REA Full Public
The enclosed information, while deemed to be correct, is not guaranteed.
PREC* indicates 'Personal Real Estate Corporation'.
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TOTAL FINISHED AREA 814 SQ FT

BALCONY* 70 SQ FT

*NOT INCLUDED IN OVERALL SQUARE FOOTAGE



FLOOR PLAN IS PROVIDED BY REAL MEASUREMENTS AND RENDERINGS. FOR PROMOTIONAL USE ONLY. NOT FOR ARCHITECTURAL OR CONSTRUCTION USE. AREA IS CALCULATED USING ANSI / BOMA STANDARD Z65.4 - 2010 METHOD 'A' FOR MULTI-UNIT RESIDENTIAL BUILDINGS. WHILE EVERY EFFORT IS MADE TO ENSURE THE ACCURACY, DIMENSIONS AND TOTAL AREA ARE NOT GUARANTEED. E&OE