

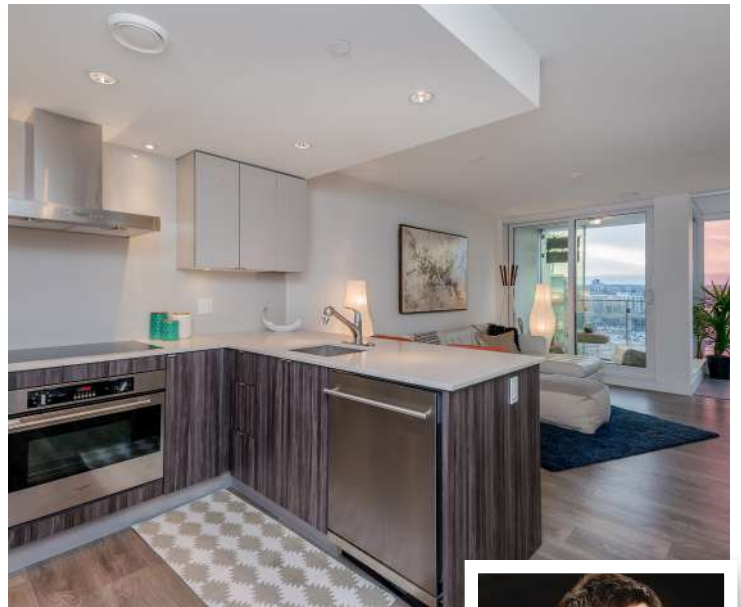


VANCOUVER
HOUSEFINDERS.COM

RE/MAX Little Oak Realty
4370 Dominion St. #108, Burnaby, BC, V5G 4L7

1409 1788 Columbia Street

\$799,800



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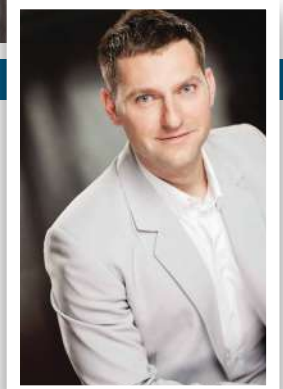


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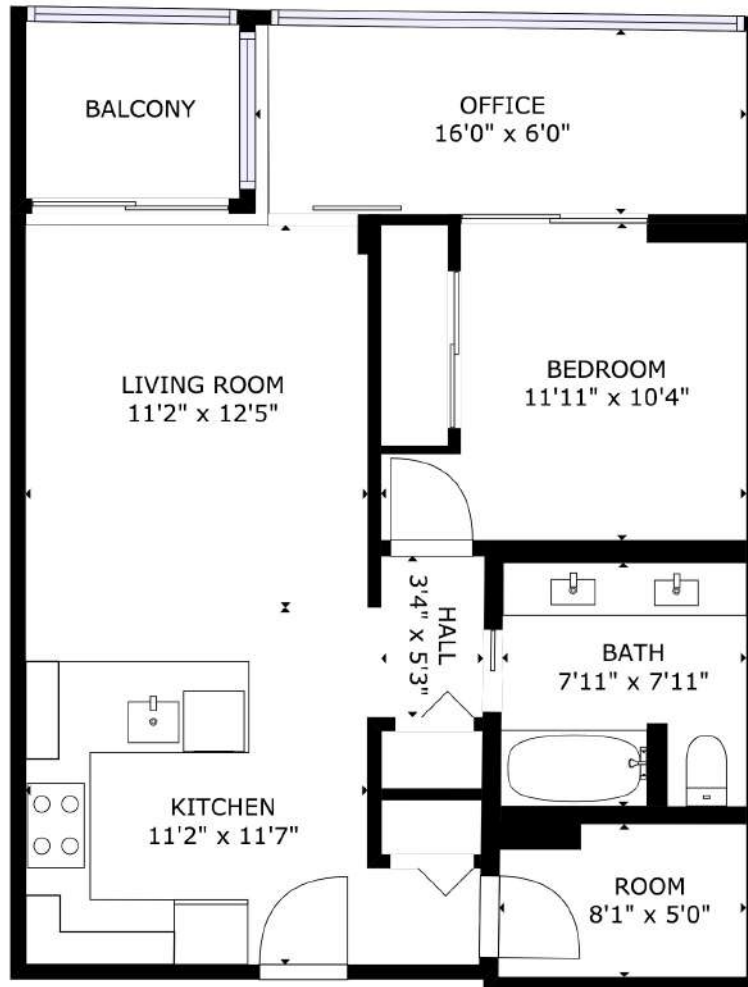
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REALTOR®



Welcome to quiet and spacious 1 bedroom with solarium, balcony and flex room at EPIC AT WEST by Executive group. With plenty of windows offering stunning false creek and downtown views, spacious open living area, gourmet chefs kitchen with stainless steel appliances, quartz countertops and breakfast bar, this 2018 beautifully maintained owner occupied home comes with remainder of the new home warranty. Walking distance to Olympic village skytrain and false creek amenities offering over 43,000 sqft of upscale retail at your doorstep, 8,500 SF rooftop patio with clubhouse and kitchen, media with dining area, fully equipped fitness center, dog spa with washing area, lobby with concierge and visitor parking.



Active
R2355301
Board: V
Apartment/Condo

1409 1788 COLUMBIA STREET
Vancouver West
False Creek
V5Y 0L7

Residential Attached
\$799,800 (LP)
(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain: **No**
Council Apprv?:
Exposure: **West**
If new, GST/HST inc?:
Mgmt. Co's Name: **FIRST SERVICE RESIDENTIAL**
Mgmt. Co's Phone: **604-683-8900**
View: **Yes: FALSE CREEK, WATER, DOWNTOWN**
Complex / Subdiv: **EPIC AT WEST**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type:

Frontage (feet):
Frontage (metres):
Bedrooms: **1**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **\$373.03**

Original Price: **\$838,000**
Approx. Year Built: **2018**
Age: **1**
Zoning: **CD-1**
Gross Taxes: **\$1,922.13**
For Tax Year: **2018**
Tax Inc. Utilities?: **No**
P.I.D.: **030-360-226**
Tour: [Virtual Tour URL](#)

Style of Home: **Other**
Construction: **Concrete**
Exterior: **Aluminum, Concrete**
Foundation: **Concrete Perimeter**
Rain Screen: **Full**
Renovations: **Other**
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Baseboard**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Locker: **Y**
Dist. to School Bus:
Total Units in Strata: **120**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Mixed, Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Sewer, Water**
Legal: **STRATA LOT 98, PLAN EPS4489, 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: **Bike Room, Club House, Elevator, Exercise Centre, Garden**

Site Influences: **Central Location, Shopping Nearby**
Features: **CithWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'2 x 12'5			x			x
Main	Kitchen	11'2 x 11'7			x			x
Main	Bedroom	11'11 x 10'4			x			x
Main	Other	8'11 x 5'			x			x
Main	Office	16' x 6'			x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	720	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	5	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total):	720 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Grand Total:	720 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **RE/MAX Little Oak Realty**

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REA Full Public

The enclosed information, while deemed to be correct, is not guaranteed.

04/25/2019 04:08 PM

Features: Waterfront community, spacious 1 Bedroom, and Stunning views
Restrictions: Rentals Allowed, Pets Allowed with Restrictions; # of pets 2
Amount in contingency reserve fund as of Feb 7th 2019 is \$60,717.07

This offer is not intended to solicit any buyer or seller currently under contract with a licensed real estate agent. In accordance with section 5-10 of the Real Estate Council Rules, the Vancouver House Finders Team includes the following Real Estate agents: Team Leader: Hani Faraj and agents: Frederick Trudeau, Harvey Bains, Carter Lozinski, James Kenneth, Ricky Dhaliwal, Rosy Yang, Krizelle Ling, Neelima Sharma.