

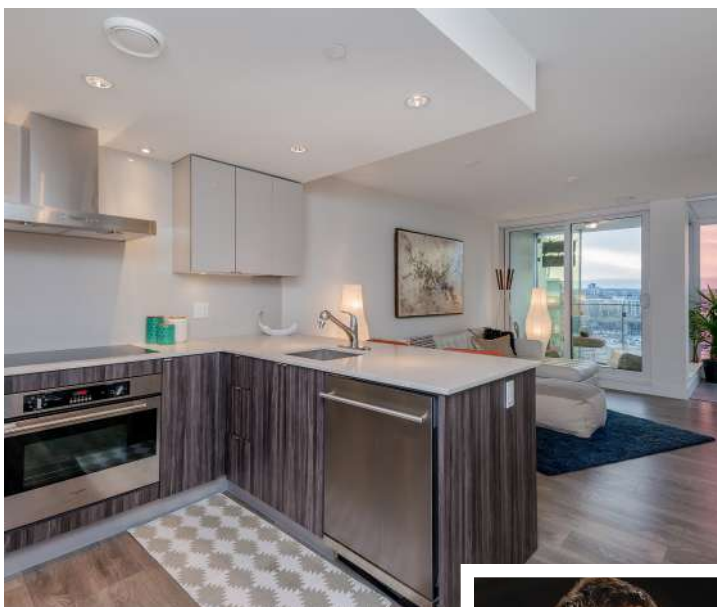
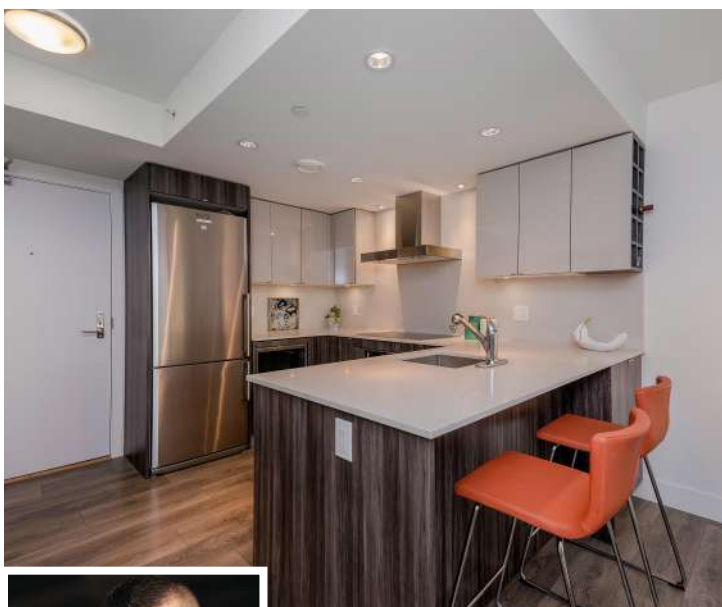


VANCOUVER
HOUSEFINDERS.COM

TRG the Residential Group 1965 W 4th Ave #101,
Vancouver, BC V6J 1M8

1409 1788 Columbia Street

\$759,800



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TRG the Residential Group Realty

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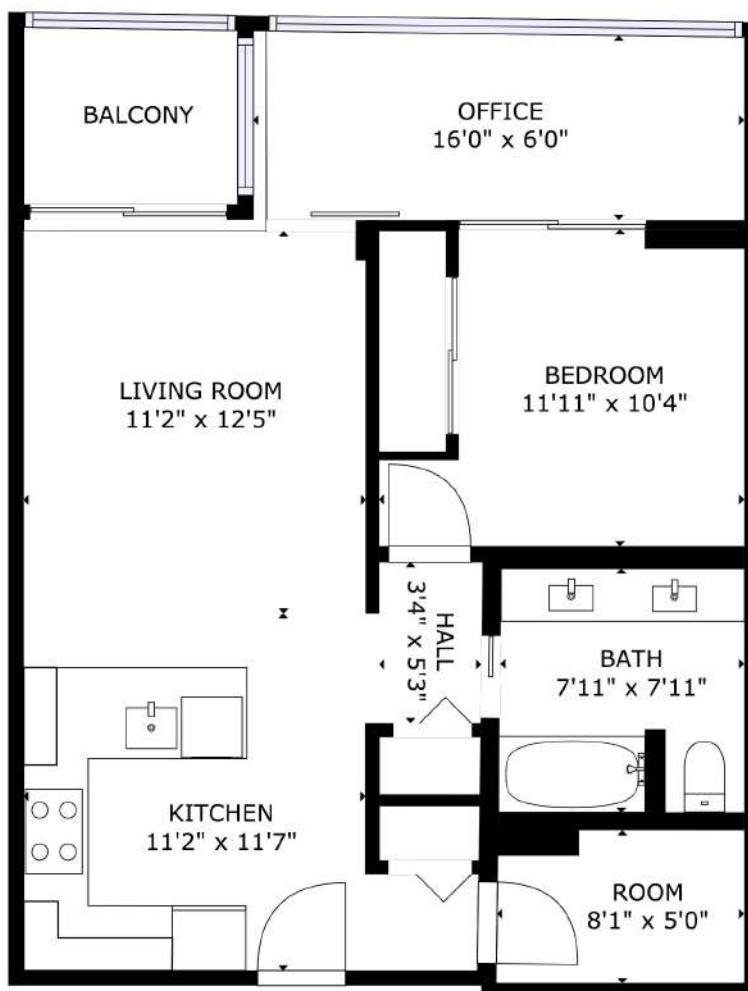
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FRED TRUDEAU
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Welcome to quiet and spacious 1 bedroom with solarium, balcony and flex room at EPIC AT WEST by Executive group. With plenty of windows offering stunning false creek and downtown views, 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.

www.1788ColumbiaStreet.com



Active
R2392931

Board: V
Apartment/Condo

1409 1788 COLUMBIA STREET

Vancouver West
False Creek
V5Y 0L7

Residential Attached

\$759,800 (LP) 
(SP) 



Sold Date: Frontage (feet): Original Price: **\$759,800**
Meas. Type: Frontage (metres): Approx. Year Built: **2018**
Depth / Size (ft.): Bedrooms: **1** Age: **1**
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **CD1**
Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$2,230.76**
Council Apprv?: Half Baths: **0** For Tax Year: **2019**
Exposure: **West** Maint. Fee: **\$373.03** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **030-360-226**
Mgmt. Co's Name: **First Service Residential** Tour:
Mgmt. Co's Phone: **604-683-8900**
View: **Yes: False Creek and Downtown**
Complex / Subdiv: **Epic at West**
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**
Sewer Type:

Style of Home: Upper Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Lane
Construction: Concrete	Parking: Garage; Underground		
Exterior: Aluminum, Concrete			Locker: Y
Foundation: Concrete Perimeter			Dist. to School Bus:
Rain Screen: Full	Reno. Year:	Dist. to Public Transit:	Total Units in Strata: 120
Renovations: Other	R.I. Plumbing:	Units in Development: 120	
Water Supply: City/Municipal	Metered Water:	Title to Land: Freehold Strata	
Fireplace Fuel: None	R.I. Fireplaces: 0	Property Disc.: Yes	
Fuel/Heating: Baseboard	# of Fireplaces: 0	Fixtures Leased: No	
Outdoor Area: Balcny(s) Patio(s) Dck(s)		Fixtures Rmvd: No : TV and Wallmount	
Type of Roof: Asphalt		Floor Finish: Laminate, Mixed, Wall/Wall/Mixed	

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, 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: **Elevator, Exercise Centre, Garden, In Suite Laundry, Storage, Concierge**

Site Influences: **Cul-de-Sac, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/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	Office	8'1 x 5'			x			x
Main	Office	16' x 6'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	728	# 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):	728 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor:	0				6				
Grand Total:	728 sq. ft.	Basement: None			7				
					8				

Listing Broke **TRG the Residential Group** **TRG the Residential Group**

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.