



Presented by:
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Active
R2862992

Board: V
Townhouse

198 W 16TH STREET

Vancouver West
Cambie
V5Y 1Y7

Residential Attached

\$1,879,900 (LP)
(SP)



Sold Date: _____ If new,GST/HST inc?: **No** Original Price: **\$1,879,900**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2024**
Frontage(feet): **54.50** Bathrooms: **3** Age: **0**
Frontage(metres): **16.61** Full Baths: **2** Zoning: **RS-5**
Depth / Size (ft.): **147.37** Half Baths: **1** Gross Taxes: **\$0.00**
Sq. Footage: **8,031.00** For Tax Year: _____
Flood Plain: **No** P.I.D.: **800-168-576** Tax Inc. Utilities?: **No**
View: **Yes : North Shore Mountains** Tour: **Virtual Tour URL**
Complex / Subdiv: **Columbia Residences**
First Nation _____
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Glass, Fibre Cement Board**
Foundation: **Concrete Perimeter**

Renovations: _____
of Fireplaces: **R.I.** Fireplaces: _____
Fireplace Fuel: _____
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Reno. Year: _____
Rain Screen: **Full**
Metered Water: **Yes**
R.I. Plumbing: _____

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Open**
Dist. to Public Transit: **2** Dist. to School Bus: **1**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: _____
Fixtures Rmvd: _____
Floor Finish: **Hardwood, Tile**

Legal: **LOT 1, BLOCK 503, PLAN VAP2354, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Bike Room, In Suite Laundry, Storage**

Site Influences: **Central Location, Lane Access, Recreation Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Security System, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 627	Units in Development: 5	Tot Units in Strata: 5	Locker: Yes
Finished Floor (Above): 640	Exposure: _____	Storeys in Building: 2	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: _____	Mgmt. Co's #: _____	
Finished Floor (Below): 0	Maint Fee: \$390.55	Council/Park Apprv?: _____	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Snow removal		
Finished Floor (Total): 1,267 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,267 sq. ft.	Bylaws Restrictions: No Restrictions	# of Pets: _____	Cats: _____ Dogs: _____
Suite: None	Restricted Age: _____		
Basement: Crawl	# or % of Rentals Allowed: _____		
Crawl/Bsmt. Ht: 4'	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details: _____		
# of Levels: 2			
# of Rooms: 7			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	4'0 x 4'7			x	1	Main	2	No
Main	Kitchen	17'8 x 10'0			x	2	Above	4	Yes
Main	Living Room	13'6 x 13'0			x	3	Above	4	No
Main	Dining Room	10'0 x 9'0			x	4			
Above	Primary Bedroom	13'6 x 11'0			x	5			
Above	Bedroom	9'4 x 9'4			x	6			
Above	Bedroom	10'4 x 10'0			x	7			
		x			x	8			

Listing Broker(s): **Macdonald Realty**

Mizan Developments presents a collection of five boutique 2 & 3 bedroom townhomes which integrates unique craftsman architecture and modern luxury to create an unparalleled level of comfort. Exceptional quality & attention to detail is evident throughout this project. The sought after 2 level floorplan with large living spaces and bedrooms located on 1 level are a fit for everyone's needs. Enjoy Vancouver's most vibrant neighborhood with the ability to walk to Cambie/Main Street amenities. This home has an EV capable garage parking and large secure storage locker. Enjoy the security of the 2/5/10 warranty and the quality of an established builder. School Catchment: Simon Fraser Elementary/Eric Hamber Secondary. Completion set for April/24. Open House Thur 3-630, Sat/Sun March 30th/31st 1-4p