



Presented by:  
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**Active**  
**R3023290**  
 Board: V  
 Apartment/Condo

**1601 1783 MANITOBA STREET**  
 Vancouver West  
 False Creek  
 V5Y 0K1

Residential Attached  
**\$825,000** (LP)  
 (SP)



Sold Date:	If new, GST/HST inc?: <b>Yes</b>	Original Price: <b>\$825,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>1</b>	Approx. Year Built: <b>2015</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>10</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>CD-1</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,633.00</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain: <b>No</b>	P.I.D.: <b>029-483-468</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes : False Creek</b>		Tour:
Complex / Subdiv: <b>Olympic Village</b>		
First Nation:		
Services Connctd: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Upper Unit**  
 Construction: **Concrete Frame**  
 Exterior: **Concrete, Glass**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: R.I. Fireplaces:  
 Fireplace Fuel:  
 Fuel/Heating: **Electric**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Torch-On**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
 Parking: **Garage; Underground**  
 Dist. to Public Transit: **1** Dist. to School Bus: **4**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: :  
 Fixtures Rmvd: :  
 Floor Finish: **Laminate**

Legal: **STRATA LOT 182, PLAN EPS2328, 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 V**

Amenities: **Exercise Centre**

Site Influences: **Central Location, Lane Access, Marina Nearby, Recreation Nearby**  
 Features: **Dishwasher, Drapes/Window Coverings, Garage Door Opener, Microwave, Pantry, Refrigerator, Stove**

Finished Floor (Main): <b>726</b>	Units in Development: <b>189</b>	Tot Units in Strata: <b>189</b>	Locker: <b>No</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building: <b>17</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$547.00</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Hot Water, Recreation Facility, Snow removal</b>		
Finished Floor (Total): <b>726 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>726 sq. ft.</b>	Bylaws Restrictions: <b>No Restrictions</b>		
Suite:	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr) Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		
# of Levels: <b>1</b>			
# of Rooms: <b>7</b>			

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Den	5'7 x 5'2	1	Main	5	No
Main	Living Room	11'3 x 8'7	2			
Main	Dining Room	11'3 x 6'11	3			
Main	Kitchen	11'3 x 9'0	4			
Main	Primary Bedroom	11'9 x 10'10	5			
Main	Solarium	15'1 x 5'6	6			
Main	Patio	7'11 x 6'0	7			
		x	8			

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

**Welcome to the Sub-PH in The Residence at West built by Executive Group. Situated in the heart of False Creek Olympic Village, this spacious 1 Bdrm + den offers everything you are looking for in luxury & convenience. With only 4 units/floor this home features 726 sq. ft w/views of N Shore Mtns, City skyline & Mt. Baker, floor to ceiling windows, sleek laminate floors, quartz counters, S/S Blomberg and Fulgor Milano appliances, high ceilings, generous sized balcony, large den, spa like bathroom with double vanity, flex room and 1 parking. Building features a gym, rec room, daycare, & rooftop courtyard. Steps to seawall, Skytrain, Canada Line, aquabus, bus line, patios & local breweries - London Drugs, Urban Fare, Craft, Tap & Barrel, coffee shops & shops.**