# 1508-1783 MANITOBA ST

VANCOUVER, BC | V5Y 0K1

COREY ZACH
REAL SAVVY REAL ESTATE

## 2 BED | 2 BATH | 1,005 SQFT

604.551.8547
WWW.COREYZACH.COM
COREY@COREYZACH.COM


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TIME TO
DRINK
CHAMPAGNE
AND DANCE
ON THE

THE RESIDENCE AT WEST! Look no further! Located in Vibrant FALSE CREEK, Waterfront, with Unobstructed WATER, northshore MOUNTAIN & CITY views. This UNIQUE 2 bedroom, 2 bath 15TH floor CORNER unit home has amazing upgrades: AirConditioning (only one in the building) TOP quality kitchen appliances, Fulgor Milano oven, Bloomberg dishwasher, Fisher Paykel fridge, Quarts countertops, Hardwood floors & Extra LARGE 150 Sq. ft. outdoor PATIO perfect for entertaining guests. 1 Parking + 1 Locker, Pet & rental friendly building, Concierge, Fitness center, Child daycare. Everything at your doorstep Banking, restaurants, kayaking, water taxi, Patios & more. Step out onto the seawall this summer and enjoy THE BEST Vancouver has to offer!

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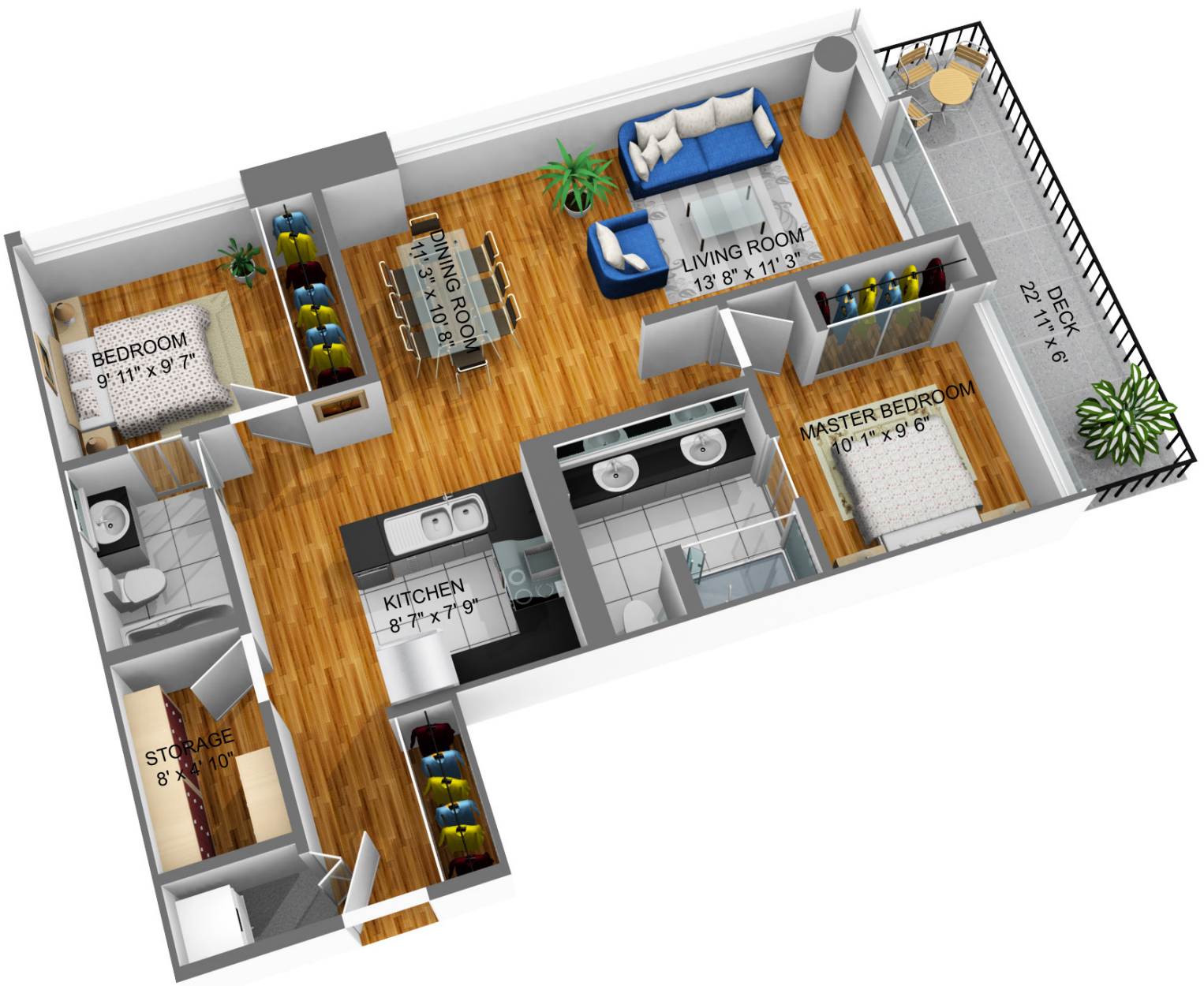


RE/MAX CREST REALTY WESTSIDE
1428 W 7TH AVE | VANCOUVER, BC | V6H 1C1

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**Active**
**R2085441**
Board: V
Apartment/Condo

# 1508 1783 MANITOBA STREET

Vancouver West
False Creek
V5Y 0K1

Residential Attached
**$1,199,900** (LP)
(SP)

Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain: **Yes**
Approval Req?:
Exposure:
If new, GST/HST inc?:

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **$484.92**

Original Price: **$1,199,900**
Approx. Year Built: **2015**
Age: **1**
Zoning: **CD-1**
Gross Taxes: **$1,586.00**
For Tax Year: **2015**
Tax Inc. Utilities?: **No**
P.I.D.: **029-483-441**
Tour:

Mgmt. Co's Name: **First Service Residential**
Mgmt. Co's Phone: **604-683-8900**
View: **Yes: WATER, MOUNTAINS & CITY**
Complex / Subdiv: **THE RESIDENCES AT WEST**
Services Connected: **Community, Electricity, Water**

Style of Home: **Corner Unit, Upper Unit**
Construction: **Concrete**
Exterior: **Concrete, Glass**
Foundation: **Concrete Block** Reno. Year:
Rain Screen: **Full** R.I. Plumbing:
Renovations: R.I. Fireplaces:
Water Supply: **City/Municipal** # of Fireplaces: **0**
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Electric, Forced Air**
Outdoor Area: **Balcony(s), Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Tar & Gravel**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage; Underground**
Locker: **Y**
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus:
Units in Development: **189** Total Units in Strata: **189**
Title to Land: **Freehold Strata**
Seller's Interest: **Registered Owner**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **Yes: DINING ROOM CHANDELIER**
Floor Finish: **Hardwood, Tile**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management**
Legal: **PL EPS2328 LT 180 DL 200A LD 36**

Amenities: **Bike Room, Day Care Centre, Elevator, Garden, In Suite Laundry, Recreation Center**

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

| Floor | Type | Dimensions |
|---|---|---|
| **Main** | **Foyer** | **6'8 x 3'9** |
| **Main** | **Storage** | **8' x 4'10** |
| **Main** | **Kitchen** | **8'7 x 7'9** |
| **Main** | **Bedroom** | **9'11 x 9'7** |
| **Main** | **Dining Room** | **11'3 x 10'8** |
| **Main** | **Living Room** | **13'8 x 11'3** |
| **Main** | **Master Bedroom** | **10'1 x 9'6** |
| **Main** | **Patio** | **22'11 x 6'** |
| **Main** | **Laundry** | **5'3 x 2'11** |
| | | **x** |

| Floor | Type | Dimensions |
|---|---|---|
| | | **x** |
| | | **x** |
| | | **x** |
| | | **x** |
| | | **x** |
| | | **x** |
| | | **x** |
| | | **x** |
| | | **x** |
| | | **x** |

| Floor | Type | Dimensions |
|---|---|---|
| | | **x** |
| | | **x** |
| | | **x** |
| | | **x** |
| | | **x** |
| | | **x** |
| | | **x** |
| | | **x** |
| | | **x** |
| | | **x** |

Finished Floor (Main): **1,005**
Finished Floor (Above): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,005 sq. ft.**

Unfinished Floor: **0**
Grand Total: **1,005 sq. ft.**

# of Rooms: **9** # of Kitchens: **1** # of Levels: **1**
Crawl/Bsmt. Height:
Restricted Age:
# of Pets: **2** Cats: **Y** Dogs: **Y**
# or % of Rentals Allowed:
Bylaw Restric: **Pets Allowed w/Rest., Rentals Allowed**
Basement: **None**

| Bath | Floor | # of Pieces | Ensuite? |
|---|---|---|---|
| 1 | **Main** | **4** | **Yes** |
| 2 | **Main** | **4** | **No** |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **RE/MAX Crest Westside (VanW7)**

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