

**Active**  
**R2623839**  
 Board: V, Attached  
 Apartment/Condo

**1403 1783 MANITOBA STREET**

Vancouver West  
 False Creek  
 V5Y 0K1

**\$820,000** (LP)  
 (SP)



DOM: **0** List Date: **10/6/2021** Expiry Date: **1/31/2022**  
 Prev. Price: **\$0** Original Price: **\$820,000** Sold Date:  
 Meas. Type: If new, GST/HST inc?: Approx. Year Built: **2015**  
 Frontage (feet): Bathrooms: **2** Age: **6**  
 Frontage (metres): Bathrooms: **1** Zoning: **CD-1**  
 Depth/Size: Full Baths: **1** Gross Taxes: **\$2,282.68**  
 Sq. Footage: **0.00** Half Baths: **0** For Tax Year: **2021**  
 Flood Plain: P.I.D.: **029-483-328** Tax Inc. Utilities?: **No**  
 View: **Yes : SWEEPING SOUTH HORIZON & CITY** Your: **Virtual Tour URL**  
 Complex / Subdiv: **RESIDENCES AT WEST**  
 Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Corner Unit, Upper Unit**  
 Construction: **Concrete**  
 Exterior: **Aluminum, Concrete, Glass**  
 Foundation: **Concrete Perimeter**  
 Renovations:  
 # of Fireplaces: **0** R.I. Fireplaces: **0**  
 Fireplace Fuel: **None**  
 Fuel/Heating: **Baseboard, Hot Water**  
 Outdoor Area: **None**  
 Type of Roof: **Other**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
 Parking: **Garage; Underground**  
 Dist. to Public Transit: **SAME BLOCK** Dist. to School Bus: **SAME BLOCK**  
 Title to Land: **Freehold Strata** Land Lease Expiry Year:  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes:**  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 168, 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**

Municipal Charges

Amenities: **Bike Room, Club House, Day Care Centre, Elevator, Exercise Centre, In Suite Laundry, Storage**

Garbage:  
 Water:  
 Dyking:  
 Sewer:  
 Other:

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Microwave, Pantry, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): **742**  
 Finished Floor (Above): **0**  
 Finished Floor (AbvMain2): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **742sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **742sq. ft.**

Units in Development: **189** Tot Units in Strata: **189** Locker: **Yes**  
 Exposure: **Southwest** Storeys in Building: **17**  
 Mgmt. Co's Name: **RANCHO MANAGEMENT SERVICES** Mgmt. Co's #: **604-684-4508**  
 Maint Fee: **\$479.65** Council/Park Apprv:  
 Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water**

Suite: **None**  
 Basement: **None**  
 Crawl/Bsmt. Ht:  
 # of Kitchens: **1** # of Levels: **1** # of Rooms: **6**

Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Allowed**  
 Restricted Age:  
 # of Pets: **2** Cats: **Yes** Dogs: **Yes**  
 # or % of Rentals Allowed: **100 %**  
 Short Term (<1yr)Rnt/Lse Alwd?: **Yes**  
 Short Term Lse-Details: **MIN 30 DAYS**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Living Room	11'10 x 12'3			x	1	Main	5	No
Main	Kitchen	8'6 x 8'7			x	2			
Main	Master Bedroom	9'3 x 10'2			x	3			
Main	Bedroom	11'10 x 7'4			x	4			
Main	Den	8'2 x 4'10			x	5			
Main	Laundry	6'7 x 2'8			x	6			
					x	7			
					x	8			

List Broker 1: **Sutton Group-West Coast Realty - Office: 604-714-1700**  
 List Desig Agt 1: **Ann Lok - Phone: 604-767-0959**

List Broker 3: **ann@annlok.com**

List Broker 2:  
 List Desig Agt 2:  
 Sell Broker 1:

Appointments: **Touchbase**  
 Call: **TOUCHBASE OR TEXT ANN**  
 Phone: **604-767-0959**

Sell Sales Rep 1: 2: 3:  
 Owner: **SALIM SAYANI**  
 Commission: **3.255% ON THE FIRST \$100,000 PLUS 1.1625% ON THE BALANCE**

Occupancy: **Vacant**

Realtor **Versatile & functional: can be Jr. 2 Bed plus Office or 1 Bed plus large office & pantry. Open House Saturday 2-4pm by appointment only. Easy to show with some notice. Send offers in any time. Don't miss this exceptional complete package. Measured by Ishot.ca (Strata Plan notes 714 sqft)**

**A complete package spacious versatile & sought-after Jr. 2 bed in prestigious westside Olympic Village. With every amenity, services & activities at your fingertips, life could not get any easier & accessible. This ideal spacious 1 Bedroom, large office & pantry OR a convert to a 2 bedroom + office - you decide, the versatility is there. Polished contemporary design SW corner 742 sqft condo w/ south horizon views as far as you can see (ultimate privacy) featuring Italian Fulgor Milano cooktop, B/I oven, Blomberg S/S fridge, DW & front-loading washer/dryer, quartz composite counters, dual vanity bathrm, sleek tiles, laminate flooring, 1 PRKG, 1 storage & more. Live seaside, vibrantly and unrestricted surrounded by miles of seawall, parks, cafes, restaurants, Skytrain, Canada Line & Dwtown**