


Presented by:  
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Vancouver West, False Creek Residential Attached  
**# 904 1633 ONTARIO ST, V5Y 0C2** **MLS# V1140721** **Active**

	List Price: \$948,000	Previous Price:	
	Subdiv/Complex: KAYAK Frontage: _____ Approx Yr Blt: 2010 PID: 028-248-465 Depth/Size: _____ Type: Apartment/Condo Lot SqFt: 0 Age at List Date: 5 Zoning: CD-1 Exposure: E Bedrooms: 2 Taxes: \$2,939 (2015) Stories in Bldg: 11 Bathrooms: 2 GST/HST Incl?: Flood Plain: Full Baths: 2 Tax Incl Utilities: No Meas. Type: Half Baths: 0 Apprvl Reqd: No Fixtures Lsd: Fixt Removed: View: Y - City, Mountain		

Style of Home: Upper Unit Construction: Brick, Concrete Foundation: Concrete Slab Exterior: Concrete, Glass, Other Rain Screen: Type of Roof: Other Renovations: Flooring: Hardwood, Mixed Water Supply: City/Municipal Heat/Fuel: Radiant No. of Fireplaces: 0 Fireplace Fuel: Outdoor Area: Balcony(s)	R/I Plumbing: Reno Year: R/I Fireplaces:	Total Parking: 1 Covered Parking: 1 Parking Access: Side Parking Facilities: Garage Underbuilding Dist to Public Trans: Units in Development: Locker: Yes Possession: Title to Land: Freehold Strata Seller's Interest: Registered Owner Mortgage Info: \$0 Property Disclosure: Y Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions
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Maint Charge Incl: Gardening, Garbage Pickup, Management, Recreation Facility

Legal: PL BCS3859 LT 177 DL FC LD 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO  
 Amenities: Air Cond./Central, Exercise Centre, Garden, In Suite Laundry, Pool; Indoor, Sauna/Steam Room  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 8'10"						
Main F.	Dining	12' X 8'						
Main F.	Kitchen	12'4 X 7'						
Main F.	Master Bedroom	11' X 11'6"						
Main F.	Bedroom	9'4 X 11'9"						
Main F.	Storage	9' X 4'3"						

<b>Floor Area (SqFt):</b> Finished Floor Area Main: 1,120 Finished Floor Area Up: 0 Finished Floor Area Down: 0 Finished Floor Area Bsmt: 0 Total Finished Floor Area: 1,120 Unfinished Floor Area: 0 Grand Total Floor Area: 1,120	<b>Total # Rooms:</b> 6 <b>Finished Levels:</b> 1 <b>Basement Area:</b> None <b>Bsmt Height:</b> <b>Restricted Age:</b> <b># Pets / Cats; Dogs:</b> <b># or % Rentals:</b> 50	<b>Bathrooms:</b> 1 5 Piece; Ensuite: Y; Level: Main F. 2 3 Piece; Ensuite: N; Level: Main F. 3 4 5 6 7 8
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Listing Broker(s): RE/MAX Margaret Leung Realty

Great opportunity to own this attractive unit in desirable Kayak at Olympic Village. Features 9' ceiling; open floor plan with large living and dining rooms, gourmet kitchen with deluxe Sub-zero and Miele appliances along with Eggersman cabinetry. 2 bedrooms, 2 bathrooms and a large storage room. 2 balconies totaling approximately 448 sq.ft. to enjoy outdoor living and view of city and mountain. Wonderful amenities including Gold Medal Club, in-building gym, kids play area, garden, lounge etc. 24 hr concierge. Radiant heat and cooling system. Steps to Canada Line, Creekside Community Centre, Seawall, AquaBus. A great neighbourhood offering convenience of shopping, eateries and entertainment. You will love it.