



Presented by:
Katayoon Webb

RE/MAX Crest Realty Westside
Contc: 604-315-8715

katayoonwebb@remax.net



Active
V1139807

505 1783 MANITOBA STREET

Residential Attached

Board: V
Apartment/Condo

Vancouver West
Mount Pleasant VW
V5Y 0K1

\$349,800 (LP)

(SP)



Sold Date: Frontage (feet): Approx. Year Built: **2015**
 Meas. Type: Frontage (metres): Age: **0**
 Depth / Size (ft.): Bedrooms: **1** Zoning: **CD-1**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Gross Taxes: **\$767.00**
 Flood Plain: **No** Full Baths: **1** For Tax Year: **2015**
 Approval Req?: **No** Half Baths: **0** Tax Inc. Utilities?: **No**
 Exposure: Maint. Fee: **\$191.41** P.I.D.: **029-482-283**
 If new, GST/HST inc?:
 Mgmt. Co's Name: **MARTELLO PROPERTY SERVICES**
 Mgmt. Co's Phone: **604-681-6544**
 View: **Yes: CITY**
 Complex / Subdiv: **THE RESIDENCE AT WEST**
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

| | |
|--|--|
| Style of Home: Inside Unit | Total Parking: 1 Covered Parking: 1 Parking Access: Front |
| Construction: Concrete | Parking: Garage; Underground |
| Exterior: Concrete, Glass, Metal | Locker: |
| Foundation: Concrete Perimeter | Dist. to School Bus: 1 BLOCK |
| Rain Screen: Full | Total Units in Strata: 189 |
| Renovations: | Reno. Year: |
| Water Supply: City/Municipal | R.I. Plumbing: |
| Fireplace Fuel: | R.I. Fireplaces: |
| Fuel/Heating: Baseboard, Electric | # of Fireplaces: 0 |
| Outdoor Area: Balcony(s) | Dist. to Public Transit: |
| Type of Roof: Other | Units in Development: 189 |
| | Title to Land: Freehold Strata |
| | Seller's Interest: Registered Owner |
| | Property Disc.: Yes |
| | Fixtures Leased: No |
| | Fixtures Rmvd: No |
| | Floor Finish: Laminate, Tile |

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Snow removal**
 Legal: **PL EPS2328 LT 64 DL 200A LD 36 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT**

Amenities: **Bike Room, Elevator, Garden, In Suite Laundry, Recreation Center, Wheelchair Access**

Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Sprinkler - Fire**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-------------|------------|-------|------|------------|-------|------|------------|
| Main | Bedroom | 8' x 8' | | | x | | | x |
| Main | Living Room | 8'6 x 10' | | | x | | | x |
| Main | Dining Room | 9'6 x 4' | | | x | | | x |
| Main | Den | 7'6 x 7' | | | x | | | x |
| | | | | | x | | | x |
| | | | | | x | | | x |
| | | | | | x | | | x |
| | | | | | x | | | x |
| | | | | | x | | | x |
| | | | | | x | | | x |

| | | | | | | | | |
|--|--|-------------------------|-----------------------|------|-------|-------------|----------|----------------|
| Finished Floor (Main): 478 | # of Rooms: 4 | # of Kitchens: 0 | # of Levels: 1 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 0 | Crawl/Bsmt. Height: | | | 1 | Main | 4 | No | Barn: |
| Finished Floor (Below): 0 | Restricted Age: | | | 2 | | | | Workshop/Shed: |
| Finished Floor (Basement): 0 | # of Pets: | Cats: | Dogs: | 3 | | | | Pool: |
| Finished Floor (Total): 478 sq. ft. | # or % of Rentals Allowed: | | | 4 | | | | Garage Sz: |
| | Bylaw Restrict: Pets Allowed, Rentals Allowed | | | 5 | | | | Door Height: |
| Unfinished Floor: 0 | | | | 6 | | | | |
| Grand Total: 478 sq. ft. | Basement: None | | | 7 | | | | |
| | | | | 8 | | | | |

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

Luxury meets convenience at this stunning 1 BR + den at the newly built 'The Residence at WEST' - SE false Creek, a walking score of 95!!! And Biker's paradise! This bright, south facing home offers a panoramic city view with efficient layout and no wasted space. Appointed with quartz kitchen counter-top, Blomberg and Furlog Appliances, spa-like bathroom, in-suite laundry and a flex/den. Walk to Skytrain and Canada Line Stations, Urban Fare, Terra Breads, Granville Island and many others. Rapid transit within 4 blocks and bus routes within a block. A childcare facility with a secure large outdoor play area is also part of this complex. One secure underground parking & a storage locker. Open House Saturday and Sunday 2-4.