

Active
R2751256
 Board: V, Attached
 Apartment/Condo

716 5598 ORMIDALE STREET

Vancouver East
 Collingwood VE
 V5R 0E5

\$579,000 (LP)
 (SP)



DOM: **0** List Date: **2/7/2023** Expiry Date: **6/7/2023**
 Prev. Price: **\$0** Original Price: **\$579,000** Sold Date:
 Meas. Type: **Feet** If new,GST/HST inc?: **No** Approx. Year Built: **2017**
 Frontage (feet): **1** Bedrooms: **1** Age: **6**
 Frontage (metres): **1** Bathrooms: **1** Zoning: **RS-1**
 Depth/Size: **1** Full Baths: **1** Gross Taxes: **\$1,476.68**
 Sq. Footage: **0.00** Half Baths: **0** For Tax Year: **2022**
 Flood Plain: **P.I.D.: 030-007-933** Tax Inc. Utilities?: **No**
 View: **Yes : Skyline** Tour:
 Complex / Subdiv: **Wall Centre Central Park**
 First Nation Reserve:
 Services Connctd: **Electricity, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey**
 Construction: **Concrete, Concrete Frame**
 Exterior: **Concrete, Glass, Metal**
 Foundation: **Concrete Perimeter**
 Renovations:
 # of Fireplaces: **R.I. Fireplaces:**
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**
 Total **1** Covered Parking: **1** Parking Access: **Rear**
 Parking: **Garage; Underground**
 Dist. to Public Transit: **3 blocks** Dist. to School Bus: **5 blocks**
 Title to Land: **Freehold Strata** Land Lease Expiry Year:
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes:**
 Fixtures Leased: **:**
 Rain Screen:
 Metered Water:
 R.I. Plumbing:
 Fixtures Rmvd: **:**
 Floor Finish: **Laminate**

Legal: **STRATA LOT 87, PLAN EPS3424, DISTRICT LOT 36, 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 1 OR V, AS APPROPRIATE** Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Amenities: **Club House, Day Care Centre, Elevator, Exercise Centre, Garden, In Suite Laundry, Pool; Indoor, Swirlpool/Hot Tub**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Intercom, Smoke Alarm**

Finished Floor (Main): 528	Units in Development:	Tot Units in Strata:	Locker: No
Finished Floor (Above): 0	Exposure:	Storeys in Building: 8	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$310.87	Council/Park Apprv:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Management, Snow removal		
Finished Floor (Total): 528 sq. ft.	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns	# of Pets:	Cats: Dogs:
Unfinished Floor: 0	Restricted Age:		
Grand Total: 528 sq. ft.	# or % of Rentals Allowed:		
Suite:	Short Term(<1yr)Rnt/Lse Alwd?: No		
Basement: None	Short Term Lse-Details:		
Crawl/Bsmt. Ht:			
# of Kitchens: 1			
# of Levels: 1			
# of Rooms: 5			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Living Room	11'3 x 10'3			x	1	Main	4	Yes
Main	Dining Room	10'9 x 5'7			x	2			
Main	Bedroom	8'10 x 16'3			x	3			
Main	Patio	10'7 x 5'11			x	4			
Main	Kitchen	7'3 x 7'5			x	5			
					x	6			
					x	7			
					x	8			

List Broker 1: **Oakwyn Realty Ltd. - OFC: 604-630-7233** List Broker 3:
 List Desig Agt 1: **Bernadette Dunnigan PREC* - Phone: 778-835-0599** **Bernadette@Dunniganhomes.com**
 List Broker 2: **3** Appointments: **Touchbase**
 List Desig Agt 2: **3** Call: **Bernadette (Touchbase)**
 Sell Broker 1: **3** Phone: **778-835-0599**
 Sell Sales Rep 1: **2** **3:**
 Owner: **2614895 ONTARIO CORPORATION, INC.NO. A0104832**
 Commission: **3.22% ON THE FIRST \$100,000 & 1.15% ON THE BALANCE.** Occupancy: **Owner**

Realtor **Floorplan by Prime Focus & measurements differ from Strata plan 518 SqFt. Parking stall P4-24. Pets and rentals allowed. All offers MUST include team disclosure.**

Welcome home to Wall Centre Central Park! This modern LEED Gold Certified building is in the perfect location, steps away from transit/skytrain, Kingsway shopping/restaurants & Central Park, just mins to Metrotown and Crystal Mall. Inside this TOP FLOOR UNIT you will find high end finishes including quartz countertops, gas stove & stainless steel appliances, and laminate wood flooring in dining/living. Enjoy your days off with the impressive amenities available such as an indoor pool, hot tub, gym and lounge or take it outside onto the rooftop garden! Plus parking and a large storage locker are included. Rental & Pets allowed too - what more could you want? Situated on the top floor of a quiet side of the building with open views - this is one opportunity you won't want to miss!