



Presented by:
Bernadette Dunnigan PREC*

Oakwyn Realty Ltd.
Phone: 778-835-0599
http://www.bernadettedunnigan.com
Bernadette@Dunniganhomes.com



Active
R2751256
Board: V
Apartment/Condo

716 5598 ORMIDALE STREET

Vancouver East
Collingwood VE
V5R 0E5

Residential Attached
\$579,000 (LP)
(SP)



Sold Date: If new,GST/HST inc?: **No** Original Price: **\$579,000**
Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **2017**
Frontage(feet): Bathrooms: **1** Age: **6**
Frontage(metres): Full Baths: **1** Zoning: **RS-1**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,476.68**
Sq. Footage: **0.00** 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
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**

Total Parking: **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**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Laminate**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

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**

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**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **528 sq. ft.**
Unfinished Floor: **0**
Grand Total: **528 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **First Service Residential**
Maint Fee: **\$310.87**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Management, Snow removal**

Tot Units in Strata:
Storeys in Building: **8**
Locker: **No**
Mgmt. Co's #:
Council/Park Apprv?:

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **5**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets:
or % of Rentals Allowed: Cats: Dogs:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

| Floor | Type | Dimensions | Floor | Type | Dimensions | Bath | Floor | # of 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 | | | |

Listing Broker(s): **Oakwyn Realty Ltd.**

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!