



Presented by:
Kelly Golby
 TRG The Residential Group Realty
 Phone: 604-218-5504
 kelly@golby.com



Active
R2493731
 Board: V
 Apartment/Condo

617 5470 ORMDALE STREET
 Vancouver East
 Collingwood VE
 V5R 0G6

Residential Attached
\$515,000 (LP)
 (SP)



Sold Date: Frontage (feet): Original Price: **\$515,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **2017**
 Depth / Size (ft.): Bedrooms: **1** Age: **3**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **CD-1**
 Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$1,374.57**
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2020**
 Exposure: **Southwest** Maint. Fee: **\$254.59** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **030-418-313**
 Mgmt. Co's Name: **FIRST SERVICE RESIDENTIAL** Tour:
 Mgmt. Co's Phone: **604-683-8900**
 View: **Yes: SW CITY**
 Complex / Subdiv: **WALL CENTER CENTRAL PARK TOWER 3**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: 1 Storey	Total Parking: 1	Covered Parking: 1	Parking Access: Side
Construction: Concrete, Frame - Metal	Parking: Garage; Underground, Visitor	Locker: N	
Exterior: Concrete, Glass, Mixed	Dist. to Public Transit: 2	Dist. to School Bus:	
Foundation: Concrete Perimeter	Units in Development: 1,048	Total Units in Strata: 332	
Rain Screen: Full	Title to Land: Freehold Strata		
Renovations:	Property Disc.: Yes		
Water Supply: City/Municipal	Fixtures Leased: No		
Fireplace Fuel:	Fixtures Rmvd: No		
Fuel/Heating: Baseboard, Electric	Floor Finish: Hardwood, Tile		
Outdoor Area: Balcony(s)			
Type of Roof: Other			

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Sewer, Snow removal, Water**
 Legal: **SL 53, PLAN EPS4621, DL36, 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**
 Amenities: **Bike Room, Elevator, Exercise Centre, Garden, In Suite Laundry**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Compactor - Garbage, Drapes/Window Coverings, Garage Door Opener, Microwave, Smoke Alarm,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	13' x 10'			x			x
Main	Flex Room	8' x 4'			x			x
Main	Kitchen	11' x 8'			x			x
Main	Living Room	11' x 9'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 534	# of Rooms: 4	# of Kitchens: 1	# 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: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 534 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 534 sq. ft.				7				
				8				

Listing Broker(s): **TRG The Residential Group Realty**

This charming one bedroom and flex space (office or storage) is well appointed with panelled Leibherr Fridge and GE Dishwasher along with a Stainless Steel Gas range, microwave and Blomberg Washer/Dryer. The open concept has Quartz countertops and laminate flooring throughout. The covered deck is large enough for a full sized BBQ and seating to enjoy your SW exposure. This LEED Gold Standard Certified building is steps to the Skytrain and features impressive amenities including a fitness centre, meeting rooms and roof top garden. Rentals (min 6 mnths) & Pets allowed. 2-5-10 warranty in place. Showings by appointment. Please call/text to arrange.



The enclosed information, while deemed to be correct, is not guaranteed.
 PREC* indicates 'Personal Real Estate Corporation'.

