

BUILDING BROCHURE

SHORELINE - 1625 MANITOBA BUILDING

1625 Manitoba St. · Vancouver, BC V5Y 0B8 · False Creek



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2 SOLD · 12 MO
\$1,625,000–\$2,580,000



Unit Mix

1 Bedroom

5 units
733 – 783 sf
from \$870,000

2 Bedroom

9 units
990 – 1,689 sf
from \$1,215,000

3 Bedroom

2 units
1,801 – 2,221 sf
from \$2,690,000

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$1,625,000	2 / 2ba	1342 sf	\$1,211	2026-05-19
\$2,580,000	2 / 2ba	1689 sf	\$1,528	2026-05-06
\$920,000	1 / 1ba	733 sf	\$1,255	2025-01-25
\$1,750,200	2 / 2ba	1328 sf	\$1,318	2024-07-18

YEAR BUILT 2009	LEVELS 9	SUITES 68	CONSTRUCTION Concrete
EXTERIOR Glass	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3849	ARCHITECT Arthur Erickson Architectural Corporation
MANAGEMENT First Service Residential			

Overview

Shoreline - Village on False Creek - 1625 Manitoba Street, Vancouver, BC V5Y 0B8, Strata Plan BCS3849. This development 9 storeys with 68 units, completed 2010, Crossroads are West 1st Avenue and Manitoba Street located in Vancouver.

Perched at the edge of False Creek with stunning views of downtown Vancouver and Science World, Village on False Creek is a 7 city blocks, mixed use phased development with 16 residential buildings that includes Kayak, a 185 unit complex at 1633 Ontario Street, 77 Walter Hardwick Avenue, and 12 Athletes Way; Bridge, a 119 unit complex at 1616 Columbia Street and 150, 160,

and 170 Athletes Way; Compass, a 63 unit condo project at 123 West First Avenue; Brook, a 129 unit condo project at 181 West 1st Avenue; Sails, a 114 unit condo project at 1661 Ontario Street; Shoreline, a 129 unit condo project at 181 West 1st Avenue; 70,000 square feet of commercial space with future Aquabus Station, children's play areas, Creekside Community Recreation Center, and a dynamic Euro-style urban plaza including the restored red Salt Building.

Designed by Canada's renowned Arthur Erickson, in collaboration with Nick Milkovich Architects, Gomberoff Bell Lyon Architects, Lawrence Doyle Young + Wright Architects, Merrick Architecture and Walter Francis Architect Inc., this waterfront community showcases contemporary architecture marked by the steel grating of the arching deck, water features, professionally landscaped gardens with custom light fixture. Village on False Creek is LEED certified, and includes Eggersmann of Germany cabinetry, FSC certified solid hardwood floors, Eco-wool carpeting, composite stone countertops, sleek stainless steel appliances, and natural limestone bathrooms. Expansive floor-to-ceiling windows bring in natural light and large balconies provide extra space for outdoor living.

Residents at Village on False Creek have exclusive access to the Gold Medical Club - a spectacular 6,500 square foot private clubhouse which includes indoor pool, hot tub, sauna, steam room and change rooms, fitness center, Co-op car sharing program, and hybrid car-charging facility and great room lounges offered in each residential building. Also, residents can enjoy the Creekside Community Recreation Centre and its 18,000- square-foot facilities.

Village on False Creek is adjacent to Science World, across from Vancouver Seawall and the new Canada Line Olympic Village station, blocks away from Creekside Park, Main Street, and Chinatown, and within minutes drive away to downtown Vancouver, Yaletown, Granville Island, and English Bay. And with three skytrain stations, Vancouver International Airport, Richmond, and Burnaby are just minutes away.

AC/Cooling System Explanation at Olympic Village; "Capillary Tube Mat System" its new innovative radiant technology - it's a mesh Polypropylene plastic tube water system with pipes 1-Rennie Marketing Systems cm in diameter. The mesh system is imbedded into the ceiling, In the suite you can either turn the switch on to heat or cool - there are 3 zones or thermostats in each unit. There are no vents. The access panel is in the storage room of most suites. The system is very energy efficient and is managed by Interpro, monthly bills for a 1000 sf suite are \$75/mo, electricity is \$30/mo, and Strata fees are \$770/mo (Hot water and gas included) On each room's thermostat there are indicators - when the red light is on - the system is working, when the green light is on, it's not working. The thermostats can either switch to "Heat or Cool"

Explanation on heating system

<https://www.dropbox.com/scl/fi/p4z2p7cwmvsqie729g1da/13-AcAndOlympicVillageHeatingSystem.pdf?rlkey=0tbl5600wsa75mnnqk35fggcs&dl=0>

Amenities & Features

- ✓ Club House
- ✓ Exercise Centre
- ✓ Pool; Indoor
- ✓ Elevator
- ✓ In Suite Laundry
- ✓ Storage

Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gas
- ✓ Recreation Facility
- ✓ Gardening
- ✓ Management
- ✓ Snow Removal

Neighbourhood & Walkability — False Creek

The south shore of False Creek has had quite a diverse history of land uses since its founding. South False Creek went from being an industrial park, in the late 1800s and early 1900s, to being the populous residential area that it is today. The north shore of False Creek, on the downtown peninsula, has undergone multiple stages of development since its purchase by the province from the Canadian Pacific Railway in the early 1980s. Before the BC Cabinet bought the land of Nort...

Full Walk Score® at [walkscore.com](https://www.walkscore.com).



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



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