



Presented by:  
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**Active**  
**R2031257**

Board: V  
Apartment/Condo

**203 2763 CHANDLERY PLACE**

Vancouver East  
Fraserview VE  
V5S 4V4

Residential Attached

**\$279,900** (LP)

(SP)



Sold Date: \_\_\_\_\_ Frontage (feet): \_\_\_\_\_ Original Price: **\$279,900**  
 Meas. Type: \_\_\_\_\_ Frontage (metres): \_\_\_\_\_ Approx. Year Built: **2000**  
 Depth / Size (ft.): \_\_\_\_\_ Bedrooms: **1** Age: **16**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **CD1**  
 Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$766.81**  
 Approval Req?: **No** Half Baths: **0** For Tax Year: **2015**  
 Exposure: **Southwest** Maint. Fee: **\$221.00** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **024-661-023**  
 Mgmt. Co's Name: **TML MGMT**  
 Mgmt. Co's Phone: **604-232-4040**  
 View: **Yes: SUNSETS & PEEK-A-BOO RIVER**  
 Complex / Subdiv: **RIVER DANCE**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: <b>Inside Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Front</b>
Construction: <b>Concrete</b>	Parking: <b>Garage Underbuilding</b>		Locker: <b>Y</b>
Exterior: <b>Mixed</b>			Dist. to School Bus: _____
Foundation: <b>Concrete Slab</b>	Reno. Year: _____	Dist. to Public Transit: _____	Total Units in Strata: <b>210</b>
Rain Screen: _____	R.I. Plumbing: _____	Units in Development: <b>210</b>	
Renovations: <b>Partly</b>	R.I. Fireplaces: <b>0</b>	Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	# of Fireplaces: <b>0</b>	Seller's Interest: <b>Registered Owner</b>	
Fireplace Fuel: _____		Property Disc.: <b>Yes</b>	
Fuel/Heating: <b>Baseboard, Electric</b>		Fixtures Leased: <b>No</b>	
Outdoor Area: <b>Balcony(s)</b>		Fixtures Rmvd: <b>No</b>	
Type of Roof: <b>Asphalt, Tar &amp; Gravel</b>		Floor Finish: <b>Laminate, Mixed, Tile</b>	

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Snow removal**  
 Legal: **PL LMS4074 LT 108 DL 258 LD 36**

Amenities: **Elevator, In Suite Laundry, Recreation Center, Storage, Wheelchair Access**

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Paved Road, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Security System, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	11' x 10'			x			x
Main	Living Room	20' x 10'			x			x
Main	Dining Room	10' x 7'			x			x
Main	Kitchen	8' x 8'8			x			x
Main	Patio	20' x 5'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>520</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>1</b>	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>520 sq. ft.</b>	# or % of Rentals Allowed: <b>21</b>			4				Garage Sz:
	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>520 sq. ft.</b>				7				
				8				

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

**This beautiful bright SW facing one bedrm offers a nice large patio perfect for BBQ and chilling out! Fabulous new chco/gray laminate floors, beautiful designer colors, crown moulding, granite counters, gorgeous backsplash & some newer stainless steel appliances complete the package. Peekaboo River views in winter times and amazing sunsets. Secured parking & In-suite Laundry too! Evening stroll on the river boardwalk with your pet, tennis match steps from your home, round of golf across the street. Enjoy the real community that holds Sat night's movies in the park, public farmers markets & picnics. Fraction of the prices of the River District and all its new jazz that are just steps away. Own this and watch it grow in value! Showings by appointment. Next available time Sat Feb 20, 10-11am.**