



Presented by:  
**Katayoon Webb PREC\***

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**Active**  
**R2343641**  
Board: V  
Apartment/Condo

**206 2763 CHANDLERY PLACE**

Vancouver East  
Fraserview VE  
V5S 4V4

Residential Attached

**\$528,800** (LP)   
(SP)



Sold Date: Frontage (feet): Original Price: **\$528,800**  
Meas. Type: Frontage (metres): Approx. Year Built: **2000**  
Depth / Size (ft.): Bedrooms: **2** Age: **19**  
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD-1**  
Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$963.45**  
Council Apprv?: **No** Half Baths: **0** For Tax Year: **2018**  
Exposure: **Southeast** Maint. Fee: **\$394.64** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **024-661-040**  
Mgmt. Co's Name: **TML Management** Tour: **Virtual Tour URL**  
Mgmt. Co's Phone: **604-207-9001**  
View: **Yes: Fraser River**  
Complex / Subdiv: **Riverdance**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Septic, Storm Sewer,**

Style of Home: **Other**  
Construction: **Concrete Frame**  
Exterior: **Glass, Metal**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

Reno. Year:  
R.I. Plumbing: **No**  
R.I. Fireplaces:  
# of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Underground, Visitor Parking**  
Locker: **Y**  
Dist. to Public Transit: **1** Dist. to School Bus: **2**  
Units in Development: **210** Total Units in Strata: **210**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Laminate, Tile**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Other, Sewer, Snow removal, Water**  
Legal: **STRATA LOT 110, PLAN LMS4074, DISTRICT LOT 258, GROUP 1, NEW WESTMINSTER LAND DISTRICT, UNDIV 710/135907 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE**  
Amenities: **Bike Room, Elevator, Exercise Centre, Garden, In Suite Laundry, Wheelchair Access**

Site Influences: **Golf Course Nearby, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Security System, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10' x 10'			x			x
Main	Dining Room	10' x 7'			x			x
Main	Kitchen	8' x 7'			x			x
Main	Master Bedroom	10' x 10'			x			x
Main	Bedroom	9' x 9'			x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): <b>777</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	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>777 sq. ft.</b>	# or % of Rentals Allowed: <b>10%</b>			4				Garage Sz:
	Bylaws: <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>777 sq. ft.</b>				7				
				8				

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

**Good Things come in TWO! 2 bedroom, 2 bathroom, 2 parking! The 06 unit at The River Dance is the coveted quiet corner home with floor to ceiling windows in each room facing the River and away from Marine Drive. The building is healthy and this strata is well run. Walk your furry friend at the River Boardwalk, play a match of tennis at your door or have a game of golf across the street. River District bringing in ALL the needed amenities! TWO side-by-side PARKING STALLS and 1 locker, good Gym and Party room. This is a GEM! Open House Sat Mar 2, 2:30-4pm. Easy to show anytime, Call your agent and book to view this today!**