



Presented by:
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Sold
R2175243
Board: V
Apartment/Condo

307 2733 CHANDLERY PLACE

Vancouver East
Fraserview VE
V5S 4V3

Residential Attached

\$478,800 (LP)

\$506,888 (SP)



Sold Date: **6/13/2017** Frontage (feet): Original Price: **\$478,800**
 Meas. Type: Frontage (metres): Approx. Year Built: **1999**
 Depth / Size (ft.): Bedrooms: **2** Age: **18**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD1**
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$1,000.34**
 Approval Req?: **No** Half Baths: **0** For Tax Year: **2016**
 Exposure: **Southwest** Maint. Fee: **\$353.17** Tax Inc. Utilities?: **Yes**
 If new, GST/HST inc?: P.I.D.: **024-660-108**
 Mgmt. Co's Name: **TML Management** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-232-4040**
 View: **Yes: Garden and partial river.**
 Complex / Subdiv: **RIVER DANCE**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Corner Unit, End Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Metal**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly**
 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: **.5 BLOCK** Dist. to School Bus: **1 BLOCK**
 Units in Development: **210** Total Units in Strata: **210**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **:**
 Fixtures Rmvd: **:**
 Floor Finish: **Laminate**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**
 Legal: **PL LMS4074 LT 16 DL 258 LD 36**

Amenities: **Bike Room, Elevator, Exercise Centre, Garden, In Suite Laundry, Storage**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8' x 7'			x			x
Main	Dining Room	10' x 6'			x			x
Main	Living Room	10' x 12'			x			x
Main	Master Bedroom	10' x 12'			x			x
Main	Bedroom	9' x 9'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	791	# of Rooms:	5	# of Kitchens:	1	# of Levels:	1	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	Yes	Outbuildings	
Finished Floor (Above):	0	Crawl/Bsmt. Height:						2	Main		3		No		Barn:		
Finished Floor (Below):	0	Restricted Age:						3							Workshop/Shed:		
Finished Floor (Basement):	0	# of Pets:	1	Cats:	Y	Dogs:	Y	4							Pool:		
Finished Floor (Total):	791 sq. ft.	# or % of Rentals Allowed:	10%	Bylaw Restrict:	Pets Allowed w/Rest., Rentals Not Allowed			5							Garage Sz:		
Unfinished Floor:	0	Basement:	None					6							Door Height:		
Grand Total:	791 sq. ft.							7									
								8									

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

Good Things come in TWO! 2 bedroom, 2 bathroom, 2 parking, 2 garden plots?? The 07 unit at The River Dance is the coveted quiet corner home with floor to ceiling windows in each room facing the River and the Gardens. 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. Open Houses Sat and Sun June 10 and 11, 11:30-1:30. This is a GEM!