



Presented by:
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Active **602 2763 CHANDLERY PLACE** Residential Attached
R2080645 Vancouver East **\$328,000 (LP)**
 Board: V Fraserview VE (SP)
 Apartment/Condo V5S 4V4



Sold Date: Frontage (feet): Original Price: **\$328,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **1999**
 Depth / Size (ft.): Bedrooms: **1** Age: **17**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **CD-1**
 Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$915.65**
 Approval Req?: **No** Half Baths: **0** For Tax Year: **2015**
 Exposure: **Southwest** Maint. Fee: **\$277.60** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **024-661-317**
 Mgmt. Co's Name: **TML Mgmt.** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-207-9001**
 View: **Yes: FRASER RIVER AND SUNSET**
 Complex / Subdiv: **THE RIVER DANCE**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Inside Unit** Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Construction: **Concrete** Parking: **Garage Underbuilding, Visitor Parking**
 Exterior: **Concrete, Glass, Metal** Locker: **Y**
 Foundation: **Concrete Perimeter** Dist. to Public Transit: **.5** Dist. to School Bus: **.5**
 Rain Screen: Reno. Year: R.I. Plumbing: **No** Units in Development: **210** Total Units in Strata: **210**
 Renovations: R.I. Fireplaces: Title to Land: **Freehold Strata**
 Water Supply: **City/Municipal** # of Fireplaces: **0** Seller's Interest: **Registered Owner**
 Fireplace Fuel: **None** Property Disc.: **Yes**
 Fuel/Heating: **Baseboard, Electric** Fixtures Leased: **No**
 Outdoor Area: **Balcony(s)** Fixtures Rmvd: **No**
 Type of Roof: **Other** Floor Finish: **Laminate, Mixed, Tile**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water**
 Legal: **PL LMS4074 LT 137 DL 258 LD 36**

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

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Security System, Smoke Alarm, Sprinkler -**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8' x 6'7			x			x
Main	Dining Room	10' x 6'7			x			x
Main	Living Room	11' x 10'			x			x
Main	Master Bedroom	10'2 x 9'2			x			x
Main	Den	9'6 x 9'2			x			x
Main	Foyer	4'6 x 4'4			x			x
Main	Storage	6'9 x 3'4			x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	620	# of Rooms:	7	# of Kitchens:	1	# of Levels:	1	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings	
Finished Floor (Above):	0	Crawl/Bsmt. Height:							2							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):	620 sq. ft.	# or % of Rentals Allowed:	10%	Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allwd w/Restrctns				5							Garage Sz:	
Unfinished Floor:	0	Basement:	None						6							Door Height:	
Grand Total:	620 sq. ft.								7								
									8								

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

Welcome to the amazing RIVER DANCE! Concrete well maintained building in the heart of fast growing River District community at an affordable price. Awesome floorplan offers you one bed + LARGE den that can be used for a 2nd bedroom, office, or TV room. The home features: laminate flooring, BRAND NEW SS appl., new light fixtures, an extra large in-suite storage, 1 parking & 1 locker. Perfect starter, or downsizer home. Balcony overlooks the Fraser River in SW exposure away from Marine Drive. Location is nearby transit with one bus to skytrain & easy access to Richmond, Bby and NW. Amazing River Front community with picnic areas, parks, tennis courts, restaurants, Saturday's Farmer's Market and much more to come. Open House Sat June 18 1-4.