



Presented by:  
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**Active**  
**R2167983**  
Board: V  
Apartment/Condo

**PH3 2763 CHANDLERY PLACE**

Vancouver East  
Fraserview VE  
V5S 4V4

Residential Attached

**\$350,000** (LP)   
(SP)



Sold Date: Frontage (feet): Original Price: **\$350,000**  
Meas. Type: Frontage (metres): Approx. Year Built: **2000**  
Depth / Size (ft.): Bedrooms: **1** Age: **17**  
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **CD1**  
Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$880.06**  
Approval Req?: **No** Half Baths: **0** For Tax Year: **2016**  
Exposure: **Southwest** Maint. Fee: **\$233.68** Tax Inc. Utilities?: **Yes**  
If new, GST/HST inc?: P.I.D.: **024-662-003**  
Mgmt. Co's Name: **TML Management** Tour: **Virtual Tour URL**  
Mgmt. Co's Phone: **604-232-4040**  
View: **Yes: Amazing River and Sunset Views**  
Complex / Subdiv: **River Dance**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Penthouse**  
Construction: **Concrete**  
Exterior: **Concrete, 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: **Tar & Gravel**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Underground, Visitor Parking**  
Locker: **Y**  
Dist. to Public Transit: **1 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 206 DL 258 LD 36**

Amenities: **Bike Room, Elevator, Garden, In Suite Laundry, Recreation Center, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8' x 8'			x			x
Main	Dining Room	10' x 8'			x			x
Main	Living Room	13' x 10'			x			x
Main	Master Bedroom	10' x 12'			x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x

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

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

**Penthouse! Unobstructed River Views! Majestic Sunsets! This fabulous and affordable Vancouver home offers 10 foot ceilings, freshly installed laminate floors, roller shades, gas fireplace and amazing South Westerly views of the Fraser River! 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 included. Open Houses Sat and Sun 11:30-1:30. This is a GEM!**