


**Active**  
**R2471642**  
 Board: V  
 Apartment/Condo

**1603 3333 SEXSMITH ROAD**

Richmond  
 West Cambie  
 V6X 0R7

Residential Attached  
**\$1,189,900** (LP)  
 (SP) 



Sold Date: Frontage (feet): Original Price: **\$1,189,900**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2018**  
 Depth / Size (ft.): Bedrooms: **3** Age: **2**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **STRATA**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$3,168.43**  
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2019**  
 Exposure: **Northeast** Maint. Fee: **\$396.18** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: **No** P.I.D.: **030-531-845**  
 Mgmt. Co's Name: **Associa** Tour:  
 Mgmt. Co's Phone: **604-591-6060**  
 View: **Yes: MOUNTAIN & CITY**  
 Complex / Subdiv: **SORRENTO EAST**  
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: <b>Corner Unit, Upper Unit</b>	Total Parking: <b>1</b> Covered Parking: <b>1</b> Parking Access: <b>Side</b>
Construction: <b>Concrete</b>	Parking: <b>Garage Underbuilding</b>
Exterior: <b>Glass, Metal, Other</b>	Locker:
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:
Rain Screen:	Units in Development:
Renovations:	Title to Land: <b>Freehold Strata</b>
Water Supply: <b>City/Municipal</b>	Reno. Year:
Fireplace Fuel:	R.I. Plumbing: <b>No</b>
Fuel/Heating: <b>Forced Air, Heat Pump</b>	R.I. Fireplaces:
Outdoor Area: <b>Balcony(s)</b>	# of Fireplaces: <b>0</b>
Type of Roof: <b>Other</b>	Property Disc.: <b>No</b>
	Fixtures Leased: <b>No</b>
	Fixtures Rmvd: <b>No</b>
	Floor Finish: <b>Laminate, Mixed</b>

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal**  
 Legal: **STRATA LOT 387, BLOCK 5N, PLAN EPS5073, SECTION 28, RANGE 6W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**  
 Amenities: **Air Cond./Central, Club House, Garden, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Oven - Built In, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'10 x 10'9			x			x
Main	Dining Room	11'0 x 8'7			x			x
Main	Kitchen	10'7 x 8'4			x			x
Main	Master Bedroom	13'0 x 9'10			x			x
Main	Bedroom	9'6 x 8'2			x			x
Main	Bedroom	9'5 x 9'5			x			x
Main	Den	13'0 x 9'8			x			x
					x			x
					x			x
					x			x

Finished Floor (Main): <b>1,142</b>	# of Rooms: <b>7</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	<b>Main</b>	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	<b>Main</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>1,142 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaws: <b>Pets Allowed, Rentals Allowed</b>			5				Door Height:
Grand Total: <b>1,142 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

Listing Broker(s): **Anson Realty Ltd.**

**Brand New Northeast Corner 3 bedroom & den Sub-Penthouse. A large wrap around balcony giving you stunning views of the mountains and the city. 9 foot ceilings with floor to ceiling windows provides you with ample daylight, designer cabinetry in the spacious open kitchen and vanities. Residents enjoy resort like amenities: gym, basketball court, indoor pool, hot tub, sauna, party room and much more. Close to your shopping and dining needs, or hop onto the Canada Line to Downtown Vancouver or Richmond Centre. Easy to show and to make into your home.**