


Active
R2563628
 Board: V
 Apartment/Condo

1705 3333 SEXSMITH ROAD

Richmond
 West Cambie
 V6X 0R7

Residential Attached
\$1,499,000 (LP)
 (SP) 



Sold Date: _____ Frontage (feet): _____ Original Price: **\$1,499,000**
 Meas. Type: _____ Frontage (metres): _____ Approx. Year Built: **2018**
 Depth / Size (ft.): _____ Bedrooms: **3** Age: **3**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **MF**
 Flood Plain: _____ Full Baths: **2** Gross Taxes: **\$3,819.85**
 Council Apprv?: _____ Half Baths: **0** For Tax Year: **2020**
 Exposure: **Southeast** Maint. Fee: **\$640.39** Tax Inc. Utilities?: _____
 If new, GST/HST inc?: **No** P.I.D.: **030-531-934**
 Mgmt. Co's Name: **Associa** Tour: _____
 Mgmt. Co's Phone: _____
 View: **Yes: CITY & MOUNTAIN**
 Complex / Subdiv: **SORRENTO - EAST**
 Services Connected: **Electricity, Natural Gas, Water**

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

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water**
 Legal: **STRATA LOT 396, 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: **Club House, Exercise Centre, 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, Drapes/Window Coverings, Microwave, Oven - Built In, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'6 x 11'6			x			x
Main	Dining Room	11'0 x 9'4			x			x
Main	Kitchen	11'0 x 7'8			x			x
Main	Master Bedroom	12'8 x 10'8			x			x
Main	Walk-In Closet	10'6 x 4'6			x			x
Main	Bedroom	11'2 x 9'0			x			x
Main	Bedroom	10'2 x 9'9			x			x
Main	Walk-In Closet	6'0 x 5'0			x			x
Main	Laundry	5'10 x 4'11			x			x
Above	Flex Room	8'0 x 6'7			x			

Finished Floor (Main): 1,235	# of Rooms: 10	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 83	Crawl/Bsmt. Height: _____			1	Main	5	Yes	Barn:
Finished Floor (Below): 0	Restricted Age: _____			2	Main	5	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: _____	Cats: _____	Dogs: _____	3				Pool:
Finished Floor (Total): 1,318 sq. ft.	# or % of Rentals Allowed: _____			4				Garage Sz:
Unfinished Floor: 0	Bylaws: Pets Allowed, Rentals Allowed			5				Door Height:
Grand Total: 1,318 sq. ft.	Basement: None			6				
				7				
				8				

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

Welcome to this Brand New South-East facing corner Penthouse unit. One of the most unique spacious and contemporary corner 1,300 sq.ft home with high ceilings and over 350 sq.ft private roof deck that is definitely a "Wow" private entertaining space. A gourmet kitchen with high end cabinetry and appliances. Oversized windows for bright interiors. Enjoy the resort like amenities in the Club house featuring basketball/badminton court and pool/gym. This new neighbourhood has everything within a walking distance: Yohan Centre, CanadaLine Station and neighbourhood eateries. Ready to move-in! Call to book your private showing.