



**Active**  
**R2676004**  
 Board: V  
 Apartment/Condo

**1107 3328 CARSCALLEN ROAD**

Richmond  
 West Cambie  
 V6X 0T6

Residential Attached

**\$949,900** (LP)   
 (SP) 



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$949,900**  
 Meas. Type: Bedrooms: **2** Approx. Year Built: **2021**  
 Frontage(feet): Bathrooms: **2** Age: **1**  
 Frontage(metres): Full Baths: **2** Zoning: **ZMU25**  
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$0.00**  
 Sq. Footage: **0.00** For Tax Year: **2021**  
 Flood Plain: P.I.D.: **031-482-287** Tax Inc. Utilities?:  
 View: **Yes COURTYARD** Tour:  
 Complex / Subdiv: **TORINO**  
 Services Connctd: **Community, Electricity, Natural Gas, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey**  
 Construction: **Concrete, Frame - Metal**  
 Exterior: **Aluminum, Concrete, Glass**  
 Foundation: **Concrete Block, Concrete Slab**

Renovations:  
 # of Fireplaces: R.I. Fireplaces:  
 Fireplace Fuel:  
 Fuel/Heating: **Forced Air, Heat Pump**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Asphalt, Other, Tile - Composite**

Reno. Year:  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing: **No**

Total Parking: **1** Covered Parking: **1** Parking Access:  
 Parking: **Garage Underbuilding**  
 Dist. to Public Transit:  
 Title to Land: **Freehold Strata** Dist. to School Bus:  
 Property Disc.: **No**  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 319, BLOCK 5N, PLAN EPS7553, 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, Elevator, Exercise Centre, Recreation Center**

Site Influences: **Central Location, Shopping Nearby**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave**

|  |  |                                 |             |
|--|--|---------------------------------|-------------|
| Finished Floor (Main): <b>855</b>          | Units in Development:  | Tot Units in Strata: <b>417</b> | Locker:     |
| Finished Floor (Above): <b>0</b>           | Exposure: <b>East</b>  | Stores in Building: <b>14</b>   |             |
| Finished Floor (AbvMain2): <b>0</b>        | Mgmt. Co's Name: <b>ASSOCIA</b>  | Mgmt. Co's #:                   |             |
| Finished Floor (Below): <b>0</b>           | Maint Fee: <b>\$367.65</b>   | Council/Park Apprv?:            |             |
| Finished Floor (Basement): <b>0</b>        | Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Sewer, Water</b> |                                 |             |
| Finished Floor (Total): <b>855 sq. ft.</b> |  |                                 |             |
| Unfinished Floor: <b>0</b>                 |  |                                 |             |
| Grand Total: <b>855 sq. ft.</b>            | Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>  |                                 |             |
| Suite:                                     | Restricted Age:  | # of Pets: <b>1</b>             | Cats: Dogs: |
| Basement: <b>None</b>                      | # or % of Rentals Allowed:   |                                 |             |
| Crawl/Bsmt. Ht:                            | Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>   |                                 |             |
| # of Kitchens: <b>1</b>                    | Short Term Lse-Details:  |                                 |             |
| # of Rooms: <b>7</b>                       |  |                                 |             |

| Floor | Type           | Dimensions | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|----------------|------------|-------|------|------------|------|-------|-------------|----------|
| Main  | Kitchen        | 8'0 x 7'8  |       |      | x          | 1    | Main  | 4           | Yes      |
| Main  | Dining Room    | 7'0 x 7'0  |       |      | x          | 2    | Main  | 4           | Yes      |
| Main  | Living Room    | 9'0 x 10'0 |       |      | x          | 3    |       |             |          |
| Main  | Master Bedroom | 9'8 x 13'0 |       |      | x          | 4    |       |             |          |
| Main  | Walk-In Closet | 12'0 x 4'6 |       |      | x          | 5    |       |             |          |
| Main  | Bedroom        | 9'0 x 9'3  |       |      | x          | 6    |       |             |          |
| Main  | Walk-In Closet | 4'0 x 6'6  |       |      | x          | 7    |       |             |          |
|       |                | x          |       |      | x          | 8    |       |             |          |

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

**Brand new bright East facing 2 Bed and 2 Bath home at Torino West. Efficient floorplan with double ensuites. Central heating/cooling, full-size appliances, high ceilings & laminate flooring in all living areas & bedrooms. Convenient location with services, groceries, and restaurants all within walking distance and only one block from the future Capstan Canada Line Station (2023).**