

**Active**  
**R2430042**  
 Board: V  
 Apartment/Condo

**504 3333 SEXSMITH ROAD**

Richmond  
 West Cambie  
 V6X 0R7

Residential Attached

**\$1,159,900** (LP)

(SP) **M**



Sold Date: Frontage (feet): Original Price: **\$1,159,900**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2018**  
 Depth / Size (ft.): Bedrooms: **3** Age: **2**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **MF**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$3,028.34**  
 Council Apprv?: Half Baths: **0** For Tax Year: **2019**  
 Exposure: **Northeast** Maint. Fee: **\$371.08** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: **No** P.I.D.: **030-530-881**  
 Mgmt. Co's Name: **Associa** Tour:  
 Mgmt. Co's Phone: **604-591-6060**  
 View: **:**  
 Complex / Subdiv: **SORRENTO**  
 Services Connected: **Electricity, Natural Gas, Water**

Style of Home: <b>5 Plus Level, Corner Unit</b>	Total Parking: <b>1</b> Covered Parking: <b>1</b> Parking Access:
Construction: <b>Concrete</b>	Parking: <b>Garage Underbuilding</b>
Exterior: <b>Glass, Metal, Mixed</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**  
 Legal: **STRATA LOT 291, 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, Drapes/Window Coverings, Microwave, Oven - Built In, Smoke Alarm, Sprinkler - Fire**

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

Finished Floor (Main): <b>1,209</b>	# of Rooms: <b>9</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>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>1,209 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed, Rentals Allowed</b>			5				Door Height:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>1,209 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

**This new 3B+Den corner unit is pet and rental friendly. Features 9ft ceiling with floor to ceiling windows, east-facing living room and two walk-in closets. There is an open concept kitchen and living area with a huge central island and high-end appliances. Excellent location, close to the Canada Line station, Costco, Yohan Centre and restaurants. The resort-like amenities including gym, basketball court, indoor swimming pool, hot tub, sauna room, party room, BBQ and more. This is the ultimate urban destination to enjoy all that.**