



Active
R2741386

804 3328 CARSCALLEN ROAD

Residential Attached

Board: V
Apartment/Condo

Richmond
West Cambie
V6X 0T6

\$655,900 (LP) 
(SP) 



1 BEDROOM		SUITE	
Suite Area:	608 sq.ft.	*602	
Balcony Area:	84 (887) sq.ft.	*704	
Total Area:	692 (6767) sq.ft.	*708	
		*806	
		*805	

*Terrace on Level 6



Sold Date: _____ If new, GST/HST inc?: **No** Original Price: **\$655,900**
 Meas. Type: _____ Bedrooms: **1** Approx. Year Built: **2021**
 Frontage(feet): _____ Bathrooms: **1** Age: **2**
 Frontage(metres): _____ Full Baths: **1** Zoning: **ZMU25**
 Depth / Size (ft.): _____ Half Baths: **0** Gross Taxes: **\$0.00**
 Sq. Footage: **0.00** P.I.D.: **031-481-141** For Tax Year: **2021**
 Flood Plain: _____ View: **Yes PARTIAL PARK** Tax Inc. Utilities?: _____
 Complex / Subdiv: _____ First Nation Reserve: _____ Tour: _____
 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 R.I. Fireplaces: _____
 Reno. Year: _____
 Rain Screen: _____
 Fireplace Fuel: **None** Metered Water: _____
 Fuel/Heating: **Forced Air, Heat Pump** R.I. Plumbing: **No**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt, Other, Tile - Composite**

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

Legal: **STRATA LOT 205, 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): 608	Units in Development: _____	Tot Units in Strata: 417	Locker: _____
Finished Floor (Above): 0	Exposure: Northwest	Stores in Building: 14	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Associa	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$278.85	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Sewer, Water		
Finished Floor (Total): 608 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Unfinished Floor: 0	Restricted Age: _____	# of Pets: 1	Cats: _____ Dogs: _____
Grand Total: 608 sq. ft.	# or % of Rentals Allowed: _____		
Suite: _____	Short Term(<1yr)Rnt/Lse Alwd?: No		
Basement: None	Short Term Lse-Details: _____		
Crawl/Bsmt. Ht: _____			
# of Kitchens: 1			
# of Levels: 1			
# of Rooms: 5			

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	9'0 x 8'0			x	2			
Main	Living Room	11'0 x 10'6			x	3			
Main	Bedroom	12'6 x 9'9			x	4			
Main	Walk-In Closet	4'6 x 6'0			x	5			
					x	6			
					x	7			
					x	8			

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

New 1 Bedroom at Torino West. Last one of this floorplan! NW exposure with partial park view. Efficient floorplan with spacious living spaces and ensuite bedroom with walk through closet. Central heating/cooling, full-size appliances, & laminate flooring in all living areas & bedrooms. Fantastic new neighbourhood - convenient with services, groceries, and restaurants all within walking distance and only one block from the future Capstan Canada Line Station (2023). Great for personal use & investment! Sales Centre onsite open - call to book your appt now.