


Active
R2745486
 Board: V
 Apartment/Condo

1207 3328 CARSCALLEN ROAD

Richmond
 West Cambie
 V6X 0T6

Residential Attached

\$959,900 (LP) 
 (SP) 



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$959,900**
 Meas. Type: Bedrooms: **2** Approx. Year Built: **2021**
 Frontage(feet): Bathrooms: **2** Age: **2**
 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.: **031-482-490** Tax Inc. Utilities?:
 View: **Yes COURTYARD & SOME MOUNTAIN** Tour:
 Complex / Subdiv: **TROINO**
 First Nation Reserve:
 Services Connctd: **Community, Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Corner Unit**
 Construction: **Concrete, Frame - Metal**
 Exterior: **Aluminum, Concrete, Glass**
 Foundation: **Concrete Block, Concrete Slab**
 Renovations:
 # of R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Forced Air, Heat Pump**
 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:
 Title to Land: **Freehold Strata** Dist. to School Bus:
 Property Disc.: **No**
 Fixtures **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 340, 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): 855	Units in Development:	Tot Units in Strata: 417	Locker:
Finished Floor (Above): 0	Exposure: East	Stores in Building: 14	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Associa	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$386.48	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): 855 sq. ft.			
Unfinished Floor: 0			
Grand Total: 855 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite:	Restricted Age:	# of Pets: 1	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Rooms: 7			

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	Primary 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 with VIEW. 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).