

Active
R2523928
 Board: V
 Apartment/Condo

604 3333 SEXSMITH ROAD

Richmond
 West Cambie
 V6X 0R7

Residential Attached

\$1,169,900 (LP)

(SP) 



Sold Date: Frontage (feet): Original Price: **\$1,169,900**
 Meas. Type: Frontage (metres): Approx. Year Built: **2018**
 Depth / Size (ft.): Bedrooms: **3** Age: **2**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CONDO**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$3,248.33**
 Council Apprv?: Half Baths: **0** For Tax Year: **2020**
 Exposure: **Northeast** Maint. Fee: **\$414.70** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **030-531-039**
 Mgmt. Co's Name: **Associa BC Inc.** Tour:
 Mgmt. Co's Phone: **604-591-6060**
 View: **:**
 Complex / Subdiv: **SORRENTO - EAST**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

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

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Sewer, Water**
 Legal: **STRATA LOT 306, 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	11'6 x 12'0			x			x
Main	Dining Room	10'0 x 10'10			x			x
Main	Kitchen	10'7 x 8'4			x			x
Main	Master Bedroom	11'2 x 12'4			x			x
Main	Walk-In Closet	9'4 x 4'6			x			x
Main	Bedroom	9'0 x 9'9			x			x
Main	Walk-In Closet	4'10 x 5'7			x			x
Main	Bedroom	8'9 x 9'4			x			x
Main	Den	6'6 x 6'6			x			x
Main	Foyer	8'2 x 4'9			x			x

Finished Floor (Main): 1,209	# of Rooms: 10	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	5	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 1,209 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: 0	Bylaws: Pets Allowed, Rentals Allowed			5				Door Height:
Grand Total: 1,209 sq. ft.	Basement: None			6				
				7				
				8				

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

Northeast corner 3 bedroom + den at Sorrento East built by Pinnacle International. Good layout, both master and 2nd bedroom have walk-in closets, semi-ensuite bath for 2nd bedroom. Laminated floor at living and dining area and master bedroom, 9 foot ceiling, high-end stainless steel appliances. Heat pump for central cooling and heating comfort. Excellent locations, steps away from the future Capstan Station of Canada Line, walk to Union Square, Yaohan Shopping Mall, Costco and T&T Supermarket. Resort-like amenities include indoor swimming pool, hot tub, sauna, gym, basketball court, party room, BBQ and more... Comes with 1 parking and 1 bike storage. Talmei Elementary and MacNeill Secondary. Brand New, easy to show. Self-measurements, to be confirmed by buyers.