

Active
R2685619
 Board: V
 Apartment/Condo

1504 3328 CARSCALLEN ROAD

Richmond
 West Cambie
 V6X 0T6

Residential Attached
\$1,129,900 (LP) 
 (SP) 



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,129,900**
 Meas. Type: Bedrooms: **3** 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.: **031-482-660** Tax Inc. Utilities?:
 View: **Yes PARK & CITY** Tour:
 Complex / Subdiv: **TORINO WEST**
 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 Fireplaces: 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 Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 357, 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): 1,015	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: \$436.45	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): 1,015 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,015 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 Levels: 1			
# of Rooms: 8			

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 9'0			x	2	Main	4	No
Main	Living Room	10'6 x 12'6			x	3			
Main	Bedroom	13'3 x 10'6			x	4			
Main	Walk-In Closet	4'0 x 6'8			x	5			
Main	Bedroom	12'6 x 9'0			x	6			
Main	Bedroom	8'10 x 8'4			x	7			
Main	Foyer	4'0 x 6'0			x	8			

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

Brand New. Higher level NW Corner 3 Bed + 2 Bath home at Torino West with Park view. Efficient floorplan with 2 balconies. 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).