

Active
R2522915
 Board: V
 Apartment/Condo

1705 3333 SEXSMITH ROAD

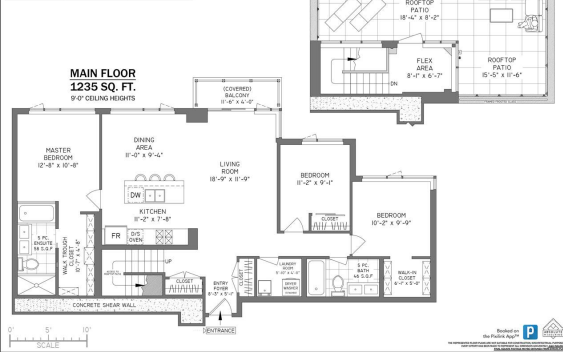
Richmond
 West Cambie
 V6X 0R7

Residential Attached

\$1,499,000 (LP)

(SP) **M**

#1705 - 3333 SEXSMITH ROAD, RICHMOND			
FLOOR	FINISHED AREA (SQ. FT.)	PARTIAL/COVERED	TOTAL
MAIN	1235	46	
LOWER	83	370	
TOTAL	1318	416	



Sold Date:
 Meas. Type:
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain:
 Council Apprv?: **No**
 Exposure: **Southeast**
 If new, GST/HST inc?: **No**
 Mgmt. Co's Name: **Associa**
 Mgmt. Co's Phone: **604-591-6060**
 View: **Yes: MOUNTAIN & CITY**
 Complex / Subdiv: **SORRENTO - EAST**
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Frontage (feet):
 Frontage (metres):
 Bedrooms: **3**
 Bathrooms: **2**
 Full Baths: **2**
 Half Baths: **0**
 Maint. Fee: **\$452.10**

Original Price: **\$1,499,000**
 Approx. Year Built: **2018**
 Age: **2**
 Zoning: **MF**
 Gross Taxes: **\$3,819.85**
 For Tax Year: **2020**
 Tax Inc. Utilities?: **No**
 P.I.D.: **030-531-934**
 Tour:

Style of Home: **Corner Unit, Penthouse**
 Construction: **Concrete**
 Exterior: **Glass, Metal, Other**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Forced Air, Heat Pump**
 Outdoor Area: **Balcony(s), Rooftop Deck**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing: **No**
 R.I. Fireplaces: **0**
 # of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Parking: **Garage Underbuilding**
 Locker:
 Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Mixed**

Dist. to School Bus:
 Total Units in Strata: **398**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal**
 Legal: **STRATA LOT 396, 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	18'9 x 11'9	Above	Flex Room	8'1 x 6'7			
Main	Dining Room	11'0 x 9'4						
Main	Kitchen	11'2 x 7'8						
Main	Foyer	8'3 x 5'1						
Main	Laundry	5'10 x 4'11						
Main	Master Bedroom	12'8 x 10'8						
Main	Walk-In Closet	10'7 x 4'8						
Main	Bedroom	11'2 x 9'1						
Main	Bedroom	10'2 x 9'9						
Main	Walk-In Closet	6'1 x 5'0						

Finished Floor (Main): 1,235	# of Rooms: 11	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 83	Crawl/Bsmt. Height:			1	Main	5	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	5	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 1,318 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: 0	Bylaws: Pets Allowed, Rentals Allowed			5				Door Height:
Grand Total: 1,318 sq. ft.	Basement: None			6				
				7				
				8				

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

Bright Southeast corner Penthouse with open views. Airy feeling the moment you walk into the home. Well laid-out floorplan with 9ft ceilings, deluxe 5-pieces bathrooms and ample closet space. A laundry room with sink and a fantastic 370 sq.ft. private roof deck are just a few special touches making this a special home. Building amenities including gym, basketball court, indoor swimming pool, hot tub, sauna & party room. Come be a part of a fantastic new neighbourhood with all services and transit within walking distance! New, under warranty, flexible dates for you to move-in. Easy to show.