

Active
R2745742
 Board: V
 Apartment/Condo

1206 3268 CARSCALLEN ROAD

Richmond
 West Cambie
 V6X 0T5

Residential Attached

\$1,049,900 (LP)

(SP) 



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,049,900**
 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.: **031-482-376** Tax Inc. Utilities?:
 View: **Yes MOUNTAINS & COURTYARD** Tour:
 Complex / Subdiv:
 First Nation Reserve:
 Services Connctd: **Community, Electricity, Natural Gas**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Upper Unit**
 Construction: **Concrete, Frame - Metal**
 Exterior: **Aluminum, Concrete, Glass**
 Foundation: **Concrete Block, Concrete Slab**
 Renovations:
 # of R.I. Fireplaces:
 Fireplaces:
 Fuel/Heating: **Forced Air, Heat Pump**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage Underbuilding, Visitor Parking**
 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 328, 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, Exercise Centre, Garden, Playground, Recreation Center**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Oven - Built In**

Finished Floor (Main): 932	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 0	Exposure: East	Stores in Building: 15	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: ASSOCIA	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$425.73	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility		
Finished Floor (Total): 932 sq. ft.			
Unfinished Floor: 0			
Grand Total: 932 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	Living Room	10'6 x 11'0			x	1	Main	3	Yes
Main	Dining Room	8'0 x 9'0			x	2	Main	4	Yes
Main	Kitchen	8'0 x 9'0			x	3			
Main	Primary Bedroom	10'0 x 13'0			x	4			
Main	Walk-In Closet	4'0 x 8'0			x	5			
Main	Bedroom	9'9 x 9'0			x	6			
Main	Walk-In Closet	5'0 x 4'10			x	7			
Main	Den	6'0 x 8'0			x	8			

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

High level 2 bed + den view home at Torino North. Eastern exposure. Efficient floorplan with no wasted space and TWO covered balconies and TWO separated ensuite bedrooms with walk-in closets. Chef's kitchen with full-size appliances, wide-plank laminate flooring, and heating/cooling. Convenient location with services, groceries, and restaurants all within walking distance and only 2 mins from the future Capstan Canada Line Station (2023). New and ready to move in. Photos of display unit with same floorplan in complex.