

Active
R2423100
 Board: V
 Apartment/Condo

802 4083 CAMBIE STREET

Vancouver West
 Cambie
 V5Z 0G9

Residential Attached

\$1,720,000 (LP)

(SP) **M**



Sold Date: _____ Frontage (feet): _____ Original Price: **\$1,720,000**
 Meas. Type: _____ Frontage (metres): _____ Approx. Year Built: **2017**
 Depth / Size (ft.): _____ Bedrooms: **3** Age: **2**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CONDO**
 Flood Plain: _____ Full Baths: **2** Gross Taxes: **\$3,150.24**
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2019**
 Exposure: **Southwest** Maint. Fee: **\$512.93** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: _____ P.I.D.: **030-191-718**
 Mgmt. Co's Name: **Rancho Management Services** Tour: _____
 Mgmt. Co's Phone: **604-684-4508**
 View: **Yes: DOWNTOWN, MOUNTAIN & QE PARK**
 Complex / Subdiv: **CAMBIE STAR**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: 1 Storey	Total Parking: 2	Covered Parking: 2	Parking Access: Lane
Construction: Concrete	Parking: Garage; Underground	Locker: Y	
Exterior: Concrete, Glass, Mixed	Dist. to Public Transit: _____	Dist. to School Bus: _____	
Foundation: Concrete Perimeter	Units in Development: _____	Total Units in Strata: _____	
Rain Screen: _____	Title to Land: Freehold Strata		
Renovations: _____	Property Disc.: No		
Water Supply: City/Municipal	Fixtures Leased: _____		
Fireplace Fuel: _____	Fixtures Rmvd: No		
Fuel/Heating: Forced Air	Floor Finish: Hardwood		
Outdoor Area: Patio(s) & Deck(s)			
Type of Roof: Other			

Maint Fee Inc: **Caretaker, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Sewer, Water**
 Legal: **STRATA LOT 53, BLOCK 660, PLAN EPS4409, DISTRICT LOT 526, GROUP 1, 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, Elevator, Exercise Centre, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave, Smoke**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'9 x 11'3			x			x
Main	Dining Room	10'0 x 8'0			x			x
Main	Kitchen	9'8 x 8'5			x			x
Main	Master Bedroom	14'2 x 11'0			x			x
Main	Bedroom	12'9 x 9'0			x			x
Main	Bedroom	9'0 x 8'8			x			x
Main	Laundry	5'0 x 3'10			x			x
Main	Storage	6'0 x 6'0			x			x
					x			
					x			

Finished Floor (Main): 1,138	# of Rooms: 8	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 1,138 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: 0	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Grand Total: 1,138 sq. ft.	Basement: None			6				
				7				
				8				

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

Southwest corner 3 bedroom suite on sub-penthouse level at Cambie & West King Edward location, good layout, wrap-around balcony, spectacular view of City, Mountain and Queen Elizabeth Park. High end finishing. Heat Pump for cooling comfort. Kitchen with stone counterop, integrated fridge and dishwasher, stainless steel appliances, gas cooktop. Engineered hardwood floor throughout. Comes with 2 side-by-side parking stalls and 1 storage room. Steps to Cambie Village shops, restaurants, cafes, supermarket, Starbucks, Queen Elizabeth Park, Canada Line connecting Airport/Richmond and Downtown Vancouver. School catchment: Edith Carvell Elementary & Eric Hamber Secondary. Tenan lease will mature on May 31, 2020. Allow time to show. Measurements approximate.