

Active
R2423076
 Board: V
 Apartment/Condo

902 4083 CAMBIE STREET

Vancouver West
 Cambie
 V5Z 0G9

Residential Attached

\$1,790,000 (LP)

(SP) **M**



Sold Date: _____ Frontage (feet): _____ Original Price: **\$1,790,000**
 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: **\$3,173.28**
 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.: **030-191-751**
 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: **Corner Unit, Penthouse**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen: _____
 Renovations: _____
 Water Supply: **City/Municipal**
 Fireplace Fuel: _____
 Fuel/Heating: **Forced Air, Heat Pump**
 Outdoor Area: **Rooftop Deck**
 Type of Roof: **Other**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Garage; Underground**
 Locker: **Y**
 Dist. to Public Transit: _____
 Units in Development: _____
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gas, Heat, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water**
 Legal: **STRATA LOT 57, 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, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'8 x 11'0			x			x
Main	Dining Room	9'8 x 8'4			x			x
Main	Kitchen	9'8 x 8'4			x			x
Main	Master Bedroom	14'2 x 11'0			x			x
Main	Bedroom	12'8 x 9'0			x			x
Main	Bedroom	9'6 x 8'7			x			x
Main	Laundry	4'0 x 3'0			x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	1,138	# of Rooms: 7	# 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.**

Rarely available Southwest 3 bedroom corner suite on Penthouse level with private roof-top deck. Spectacular view of City, Mountain and Queen Elizabeth Park. Good layout, high end finishing, Heat Pump for cooling comfort. Kitchen with stone counter top, 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. Convenient Cambie & West King Edward location, Airport/Richmond and Downtown Vancouver. School catchment: Edith Carvell Elementary and Eric Hamber Secondary. Month to Month tenant, allow time to show. Measurements approximate.