

Active
R2745730

605 3268 CARSCALLEN ROAD

Residential Attached

Board: V
Apartment/Condo

Richmond
West Cambie
V6X 0T5

\$649,900 (LP)

(SP) 



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$649,900**
 Meas. Type: Bedrooms: **1** Approx. Year Built: **2021**
 Frontage(feet): Bathrooms: **1** Age: **2**
 Frontage(metres): Full Baths: **1** Zoning: **ZMU25**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$0.00**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Floor Plain: P.I.D.: **031-480-161** Tax Inc. Utilities?:
 View: : 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:
 Fireplace Fuel:
 Fuel/Heating: **Forced Air, Heat Pump**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing: **No**

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage Underbuilding, Visitor Parking**
 Dist. to Public Transit: **1 BLOCK** Dist. to School Bus:
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 107, 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): 584	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 0	Exposure: North	Stores in Building: 15	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: ASSOCIA	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$265.85	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility		
Finished Floor (Total): 584 sq. ft.			
Unfinished Floor: 0			
Grand Total: 584 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: # of Levels: 1	Short Term(<1yr)Rnt/Lse Alwd?:		
# of Kitchens: 1	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	10'0 x 10'0			x	1	Main	4	No
Main	Dining Room	8'0 x 7'0			x	2			
Main	Kitchen	8'0 x 9'0			x	3			
Main	Primary Bedroom	10'0 x 10'0			x	4			
					x	5			
					x	6			
					x	7			
					x	8			

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

Special 1 bedroom home at Torino North. Extra large chef's kitchen with full-size appliances, spa bathroom, 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.